



METROPOLITAN TORONTO

KEY FACTS

1986

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INTRODUCTION



INTRODUCTION

Key Facts is a compendium of information providing a basic set of data on Metropolitan Toronto within the larger economic region, the Metropolitan Region. The surrounding regions of Halton, Peel, York and Durham along with Metropolitan Toronto comprise the Metropolitan Region. This document is designed to provide council and staff with insights and an appreciation of the patterns of development occurring in the Metropolitan Region and thereby to assist the decision-making process. It also provides a useful information source to the general public and the business community. Key Facts provides background information and statistical material under the following chapter headings:

1. Population
2. Labour Force, Employment and Economic Activity
3. Housing and Households
4. Commercial Floor Space Inventory
5. Hard Services
6. Human Services
7. Municipal Financing
8. Directory of Additional Sources of Information

Some of this data is available in a more detailed form. This and other information is available from Metropolitan Toronto's Corporate Library and from the Research Division's Information Base which includes a companion Statistical Series Volumes I and II and comprehensive computer printouts from the following data banks:

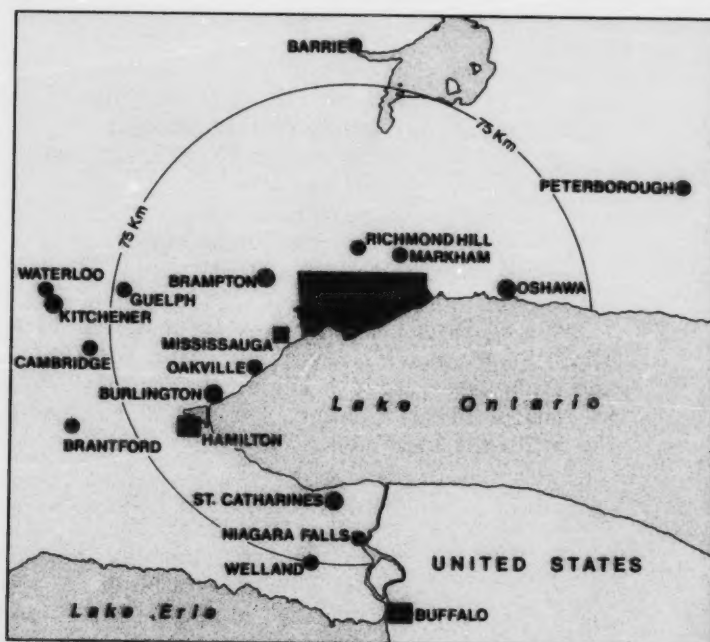
- . Regional Planning File
- . Housing Data Bank
- . Employment, Land Use and Assessment Data Bank
- . Traffic Zone Data Bank
- . Statistics Canada Census Reports
- . Non-Residential Data Bank
- . Residential Data Bank

Metropolitan Toronto is the major economic centre of Canada with: 8.8% of the population; 11.2% of the employment; 13% of manufacturing jobs; 29.1% of total urban office space; 42.7% of major head office locations; 44.7% of sales by top one hundred industrials, representing a value of \$119 billion dollars; 67.8% of cheques cashed in Canada in July 1985, representing 567 billion dollars. The City of Toronto, the capital of the Province of Ontario, lies within its boundaries. The largest stock exchange in Canada is located in Toronto.

The following key maps indicate the geographical setting of Metropolitan Toronto.



THE GEOGRAPHICAL SETTING OF METROPOLITAN TORONTO



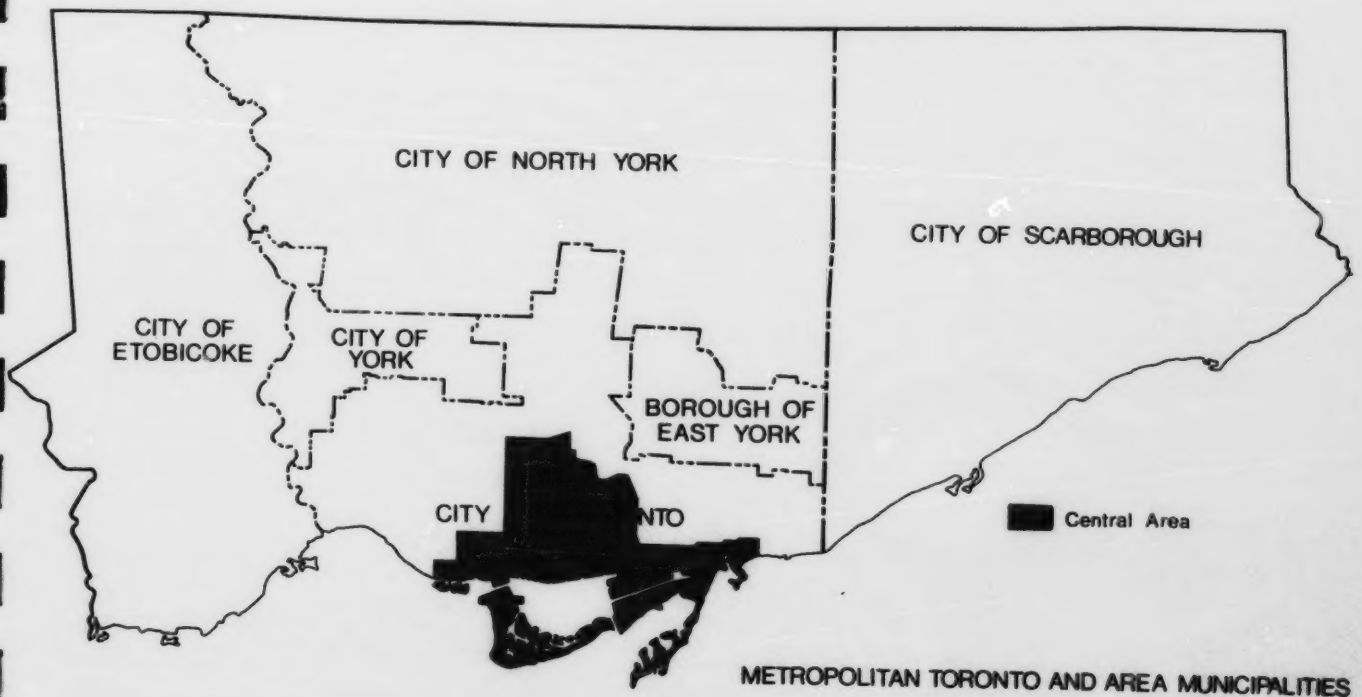
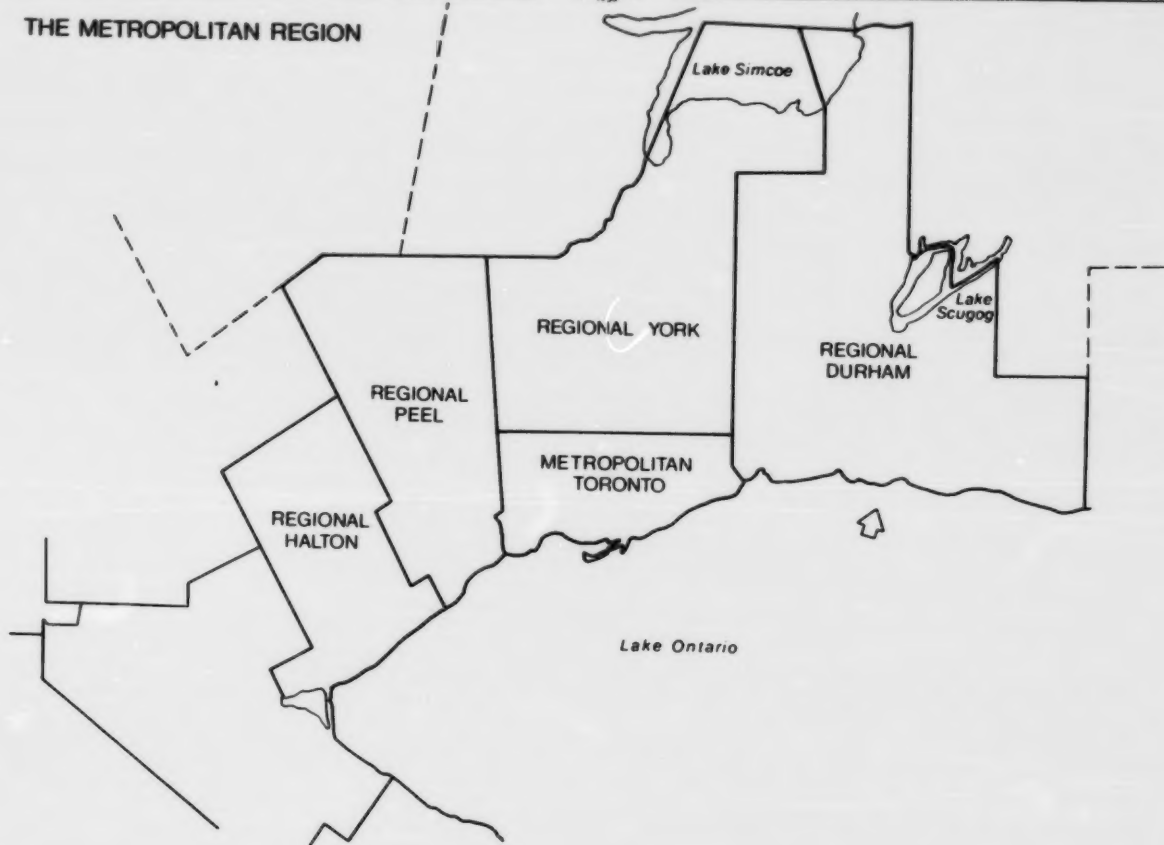
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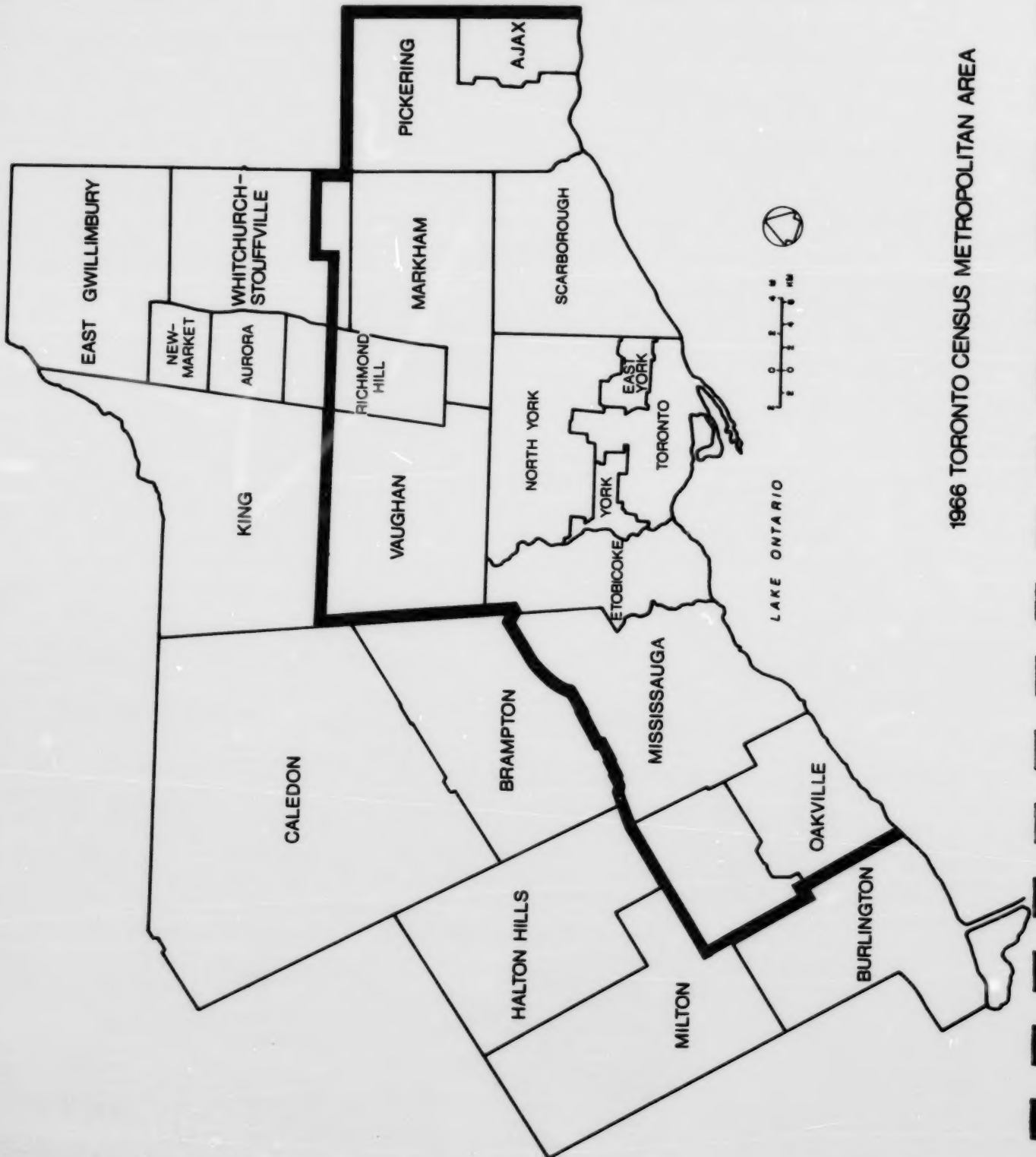


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THE METROPOLITAN REGION





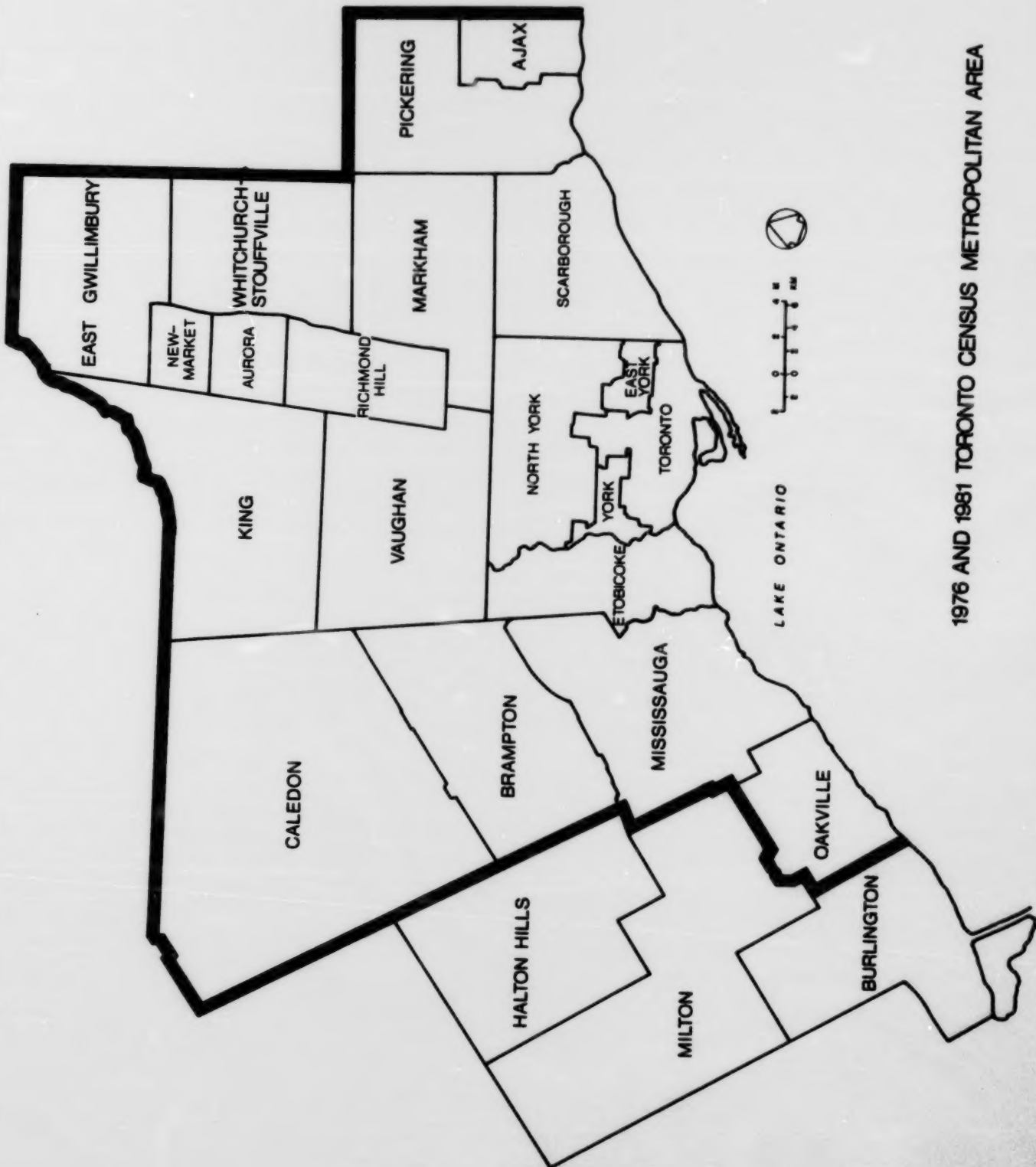
1966 TORONTO CENSUS METROPOLITAN AREA

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IV



1976 AND 1981 TORONTO CENSUS METROPOLITAN AREA

POPULATION



1. POPULATION

In 1981 the census population in the Metropolitan Region was 3,417,701 and in Metropolitan Toronto was 2,137,395 or 62.5% of the Metropolitan Region.

Population growth in the Metropolitan Region declined from an average of 80,000 annually in the 1960's to 51,000 annually in the first half of the 1970's. In the second half of the 1970's the growth had dropped to 47,000 annually. This happened because fertility rates increased steadily in the post war years, peaked in 1968 and then declined consistently. Also, immigration into Canada decreased overall and for a while Ontario experienced a net loss of population to the Western Provinces. This latter trend has since reversed.

In Metropolitan Toronto, the population grew by an average of 50,000 annually in the 1950's and the 1960's. Of this growth about half was due to natural increase (births minus deaths) and half due to net migration (immigration minus emigration). In the 1970's, as the amount of undeveloped vacant land was rapidly diminishing, the population growth also declined significantly from a growth of 205,000 in the 1966-71 period to a growth of 34,600 in the 1971-76 period. There had, in fact, been 50,000 more people leaving Metropolitan Toronto than arriving in the period 1971 to 1976. Much of this loss was due to families acquiring homes in the surrounding regions. In the period 1976-81 the pattern remained the same with 55,000 more leaving than arriving, resulting in an overall growth of only 13,000.

Metropolitan Toronto is expected to grow only marginally for the rest of the century unless higher density occurs due to either redevelopment encouraged by the metropolitan and local governments or doubling up of households. However, since 1881, the size of households in Canada has declined consistently.

Pages 1.1 to 1.10 provide further details of population growth patterns, fertility and death rates, natural increase, net migrant characteristics and ethnic origin. The figure on page 1.4 shows the tapering off of population growth in Metropolitan Toronto and the figure on page 1.6 shows population age groups. The 0-4 and 5-19 age groups declined and the 20-55 and 60+ groups increased since 1970. The increase of population in the age group 60+ will have a significant impact on the cost of services for the elderly.

KEY FACTS



POPULATION

CENSUS POPULATION, REGIONS, ONTARIO, CANADA, QUINQUENNALLY, 1961 PLUS

	1961	1966	1971	1976	1981
METROPOLITAN TORONTO					
Population	1,620,861	1,885,089	2,089,729	2,128,291	2,137,393
Growth to		264,188	204,680	34,562	13,104
% of Region	77.0	74.7	71.6	66.8	62.5
% of Ontario	26.0	27.1	27.1	25.7	24.8
% of Canada	8.9	9.4	9.7	9.2	8.8
DURHAM					
Population	152,068	188,920	218,736	247,873	283,639
Growth to		36,852	25,816	32,737	36,166
% of E.S.	31.4	29.6	25.8	23.4	22.2
% of Region	7.2	7.5	7.3	7.8	8.3
% of Ontario	2.5	2.7	2.8	3.0	3.3
% of Canada	0.8	0.9	1.0	1.1	1.2
YORK					
Population	114,321	136,328	166,060	203,915	252,053
Growth to		22,007	29,732	37,855	48,138
% of E.S.	23.6	21.3	20.0	19.3	19.7
% of Region	5.4	5.4	5.7	6.4	7.4
% of Ontario	1.8	2.0	2.1	2.5	2.9
% of Canada	0.6	0.7	0.8	0.9	1.0
PEEL					
Population	111,575	172,321	259,874	375,910	490,731
Growth to		60,746	87,553	116,036	114,821
% of E.S.	23.0	27.0	31.3	35.6	38.3
% of Region	5.3	6.8	8.9	11.8	14.4
% of Ontario	1.8	2.5	3.4	4.5	5.7
% of Canada	0.6	0.9	1.2	1.6	2.0
HALTON					
Population	106,967	140,800	189,851	228,497	253,883
Growth to		33,833	49,051	38,646	25,386
% of E.S.	22.0	22.1	22.9	21.7	19.8
% of Region	5.1	5.6	6.5	7.2	7.4
% of Ontario	1.7	2.0	2.5	2.8	2.9
% of Canada	0.6	0.7	0.9	1.0	1.0
EXTERNAL SECTOR					
Population	484,931	638,369	830,521	1,055,795	1,280,306
Growth to		153,438	192,152	225,274	224,511
% of Metro	29.9	33.9	39.7	49.7	59.9
% of Region	23.0	25.3	28.4	33.2	37.5
% of Ontario	7.8	9.2	10.8	12.8	14.8
% of Canada	2.6	3.2	3.9	4.6	5.2
METROPOLITAN REGION (3 Central Regions)					
Population	2,105,792	2,523,418	2,920,250	3,180,086	3,417,701
Growth to		417,626	396,832	259,836	237,615
% of Ontario	33.8	36.3	37.9	38.5	39.6
% of Canada	11.5	12.6	13.6	13.8	14.0
ONTARIO					
Population	6,236,092	6,960,870	7,703,106	8,264,465	8,625,107
Growth to		724,778	742,236	561,359	360,642
% of Ontario	100.0	100.0	100.0	100.0	100.0
% of Canada	34.2	34.8	35.7	35.9	35.4
CANADA					
Population	18,238,247	20,014,880	21,568,310	22,992,604	24,343,181
Growth to		1,776,633	1,553,430	1,424,294	1,350,577
% of Canada	100.0	100.0	100.0	100.0	100.0

SOURCE: Statistics Canada

NOTE: External Sector = Durham, York, Peel and Halton
Boundaries for all Municipalities as they existed January 1, 1976 and today.

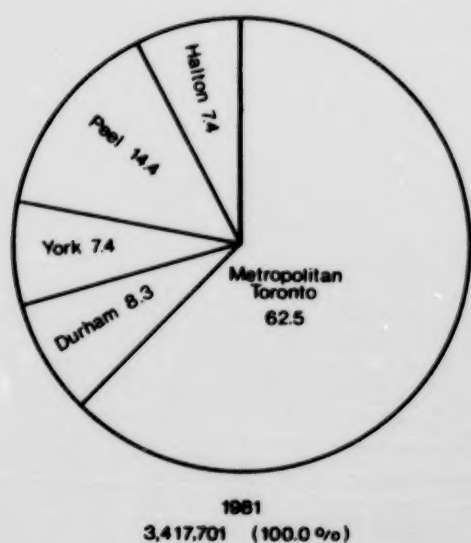
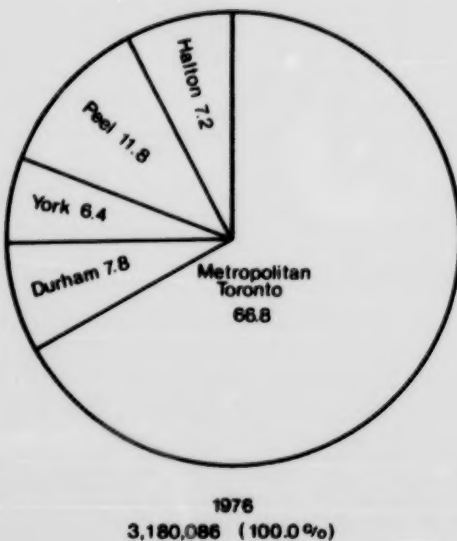
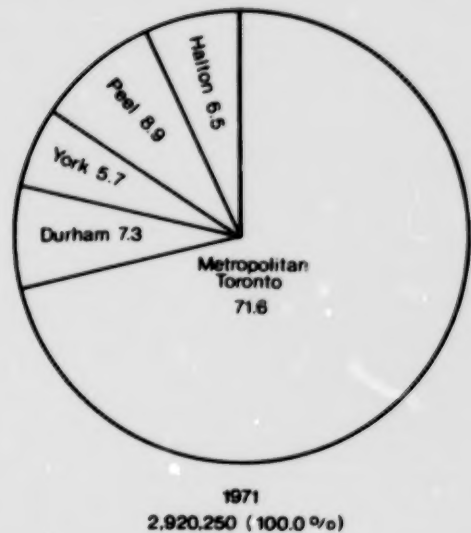
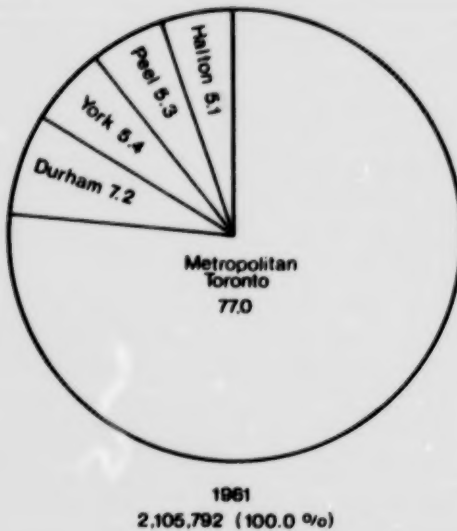
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POPULATION

1.2

CENSUS POPULATION, REGIONS, AS A PERCENTAGE OF METROPOLITAN REGION, 1961, 1971, 1976 AND 1981



SOURCE: STATISTICS CANADA



ASSESSED POPULATION, AREA MUNICIPALITIES, METROPOLITAN TORONTO AND REGIONS
ANNUALLY 1971 PLUS

AREA	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981*	1982	1983
TORONTO													
Population	680,319	692,486	676,363	682,252	685,333	678,103	663,822	642,449	635,683	630,487	620,000	614,763	606,247
Annual Growth to % Growth	-	12,167	-18,123	3,889	3,081	-7,235	-14,281	-21,373	-6,764	-3,198	-10,487	-3,217	-2,839
	-	1.8	-2.3	0.9	0.5	-1.1	-2.1	-3.2	-1.1	-0.8	-1.7	-0.8	-0.5
YORK													
Population	142,296	148,744	141,193	140,401	140,184	139,612	137,736	135,912	134,813	132,915	130,830	132,944	133,836
Annual Growth to % Growth	-	6,448	-7,551	-792	-217	-372	-1,836	-1,844	-1,099	-1,898	-2,083	2,114	303
	-	4.5	-5.1	-0.6	-0.2	-0.4	-1.3	-1.3	-0.8	-1.4	-1.6	1.4	0.2
EAST YORK													
Population	101,965	103,628	103,340	104,110	104,677	104,102	103,362	102,423	100,838	100,263	98,980	99,444	97,679
Annual Growth to % Growth	-	1,663	1,712	770	-1,433	-573	-740	-939	-1,363	-593	-1,283	462	-590
	-	1.6	1.7	0.7	-1.4	-0.5	-0.7	-0.9	-1.3	-0.6	-1.3	0.5	-0.6
ETOBICOKE													
Population	280,722	290,962	282,998	288,118	293,733	293,464	294,197	293,090	291,102	292,045	294,660	296,767	298,490
Annual Growth to % Growth	-	10,240	-7,964	5,120	5,635	-289	733	-1,107	-1,988	943	2,615	2,107	574
	-	3.6	-2.7	1.8	2.0	-0.1	0.2	-0.4	-0.7	0.3	0.9	0.7	0.2
NORTH YORK													
Population	314,817	320,510	327,564	343,662	356,044	358,067	358,634	356,732	359,109	359,343	360,410	360,443	356,308
Annual Growth to % Growth	-	5,693	7,054	16,098	12,382	2,023	587	-1,902	2,357	234	1,067	37	-1,378
	-	1.1	1.4	3.1	2.3	0.4	0.1	-0.3	0.4	0.0	0.2	0.0	-0.3
SCARBOROUGH													
Population	325,331	348,079	348,266	363,552	372,278	380,931	390,061	398,345	409,592	427,303	427,500	435,980	441,937
Annual Growth to % Growth	-	22,748	187	15,286	8,726	8,633	9,130	8,484	11,047	17,911	-3	8,480	8,639
	-	7.0	0.1	4.4	2.4	2.3	2.4	2.2	2.8	4.4	0.0	2.0	2.0
METROPOLITAN TORONTO													
Population	2,045,450	2,104,409	2,081,728	2,124,095	2,152,269	2,134,279	2,147,852	2,129,171	2,131,159	2,142,556	2,132,380	2,140,347	2,134,537
Annual Growth to % Growth	-	58,959	-22,683	42,371	28,174	2,010	-6,427	-18,681	1,988	11,397	-10,176	7,967	4,730
	-	2.9	-1.1	2.0	1.3	0.1	-0.3	-0.9	0.1	0.5	-0.5	0.4	0.2
DURHAM													
Population	N.A.	N.A.	220,915	227,752	234,455	243,839	256,357	265,538	272,750	276,775	279,161	288,153	314,238
Annual Growth to % Growth	-	-	6,837	6,837	6,703	9,384	12,518	9,181	7,212	4,025	2,384	8,992	8,693
	-	-	-	3.1	2.9	4.0	5.1	3.6	2.7	1.5	0.9	3.2	3.0
YORK													
Population	N.A.	174,257	182,596	189,797	195,141	202,232	208,701	213,657	222,990	238,830	246,517	266,128	329,064
Annual Growth to % Growth	-	8,339	8,339	7,201	5,344	7,091	6,469	4,956	9,333	15,840	7,687	19,611	19,312
	-	-	4.8	3.9	2.8	3.6	3.2	2.4	4.4	7.1	3.2	8.0	7.3
PEEL													
Population	N.A.	N.A.	N.A.	330,632	354,317	377,013	401,300	421,618	437,826	444,491	473,667	506,421	565,871
Annual Growth to % Growth	-	-	-	23,685	23,685	22,696	24,287	20,318	16,208	26,645	9,174	32,734	19,817
	-	-	-	7.2	6.9	6.4	6.4	5.1	3.8	6.1	2.0	6.9	3.9
HALTON													
Population	190,230	199,077	203,191	213,123	221,269	226,145	230,374	234,892	240,248	247,311	246,537	254,085	264,498
Annual Growth to % Growth	-	8,847	4,114	9,932	8,146	4,876	4,229	4,518	5,356	7,063	-774	7,548	3,471
	-	4.7	2.1	4.9	3.8	2.2	1.9	2.0	2.3	2.9	-0.3	3.1	1.4
EXTERNAL SECTOR (4 Regions)													
Population	N.A.	N.A.	N.A.	961,304	1,005,182	1,049,229	1,096,732	1,135,705	1,173,814	1,227,407	1,245,882	1,314,787	1,468,671
Annual Growth to % Growth	-	-	-	43,878	44,067	44,067	47,503	38,973	38,109	53,593	18,475	68,905	51,295
	-	-	-	4.6	4.4	4.4	4.3	3.6	3.4	4.6	1.5	5.3	3.9
METROPOLITAN REGION													
Population	N.A.	N.A.	N.A.	3,085,399	3,137,451	3,203,508	3,244,584	3,264,876	3,304,973	3,349,963	3,378,262	3,455,134	3,623,208
Annual Growth to % Growth	-	-	-	72,052	52,052	66,057	41,076	20,292	40,097	44,990	8,299	76,872	54,025
	-	-	-	2.3	1.5	1.3	1.3	0.6	1.2	1.2	0.2	2.3	1.6

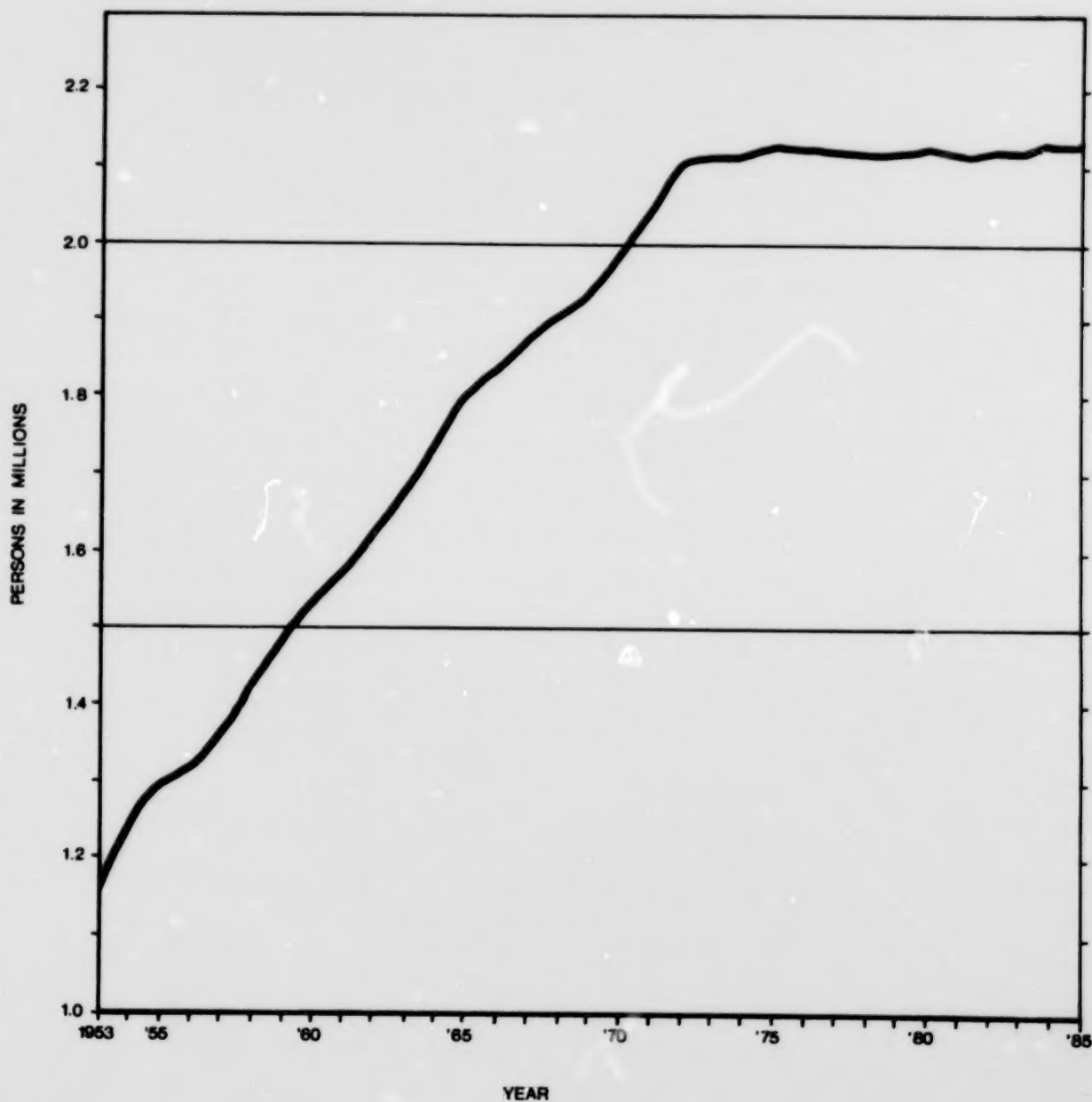
* Partial Enumeration Only

NOTES: N.A. - not available
External Sector - Durham, York, Peel and Halton
1983 and 1984 not available for all regions

SOURCE: Ministry of Treasury and Economics



POPULATION METROPOLITAN TORONTO
(Annually 1953 Plus)



SOURCE: ANNUAL ASSESSMENT
MINISTRY OF REVENUE
1953 TO 1985

KEY FACTS



POPULATION

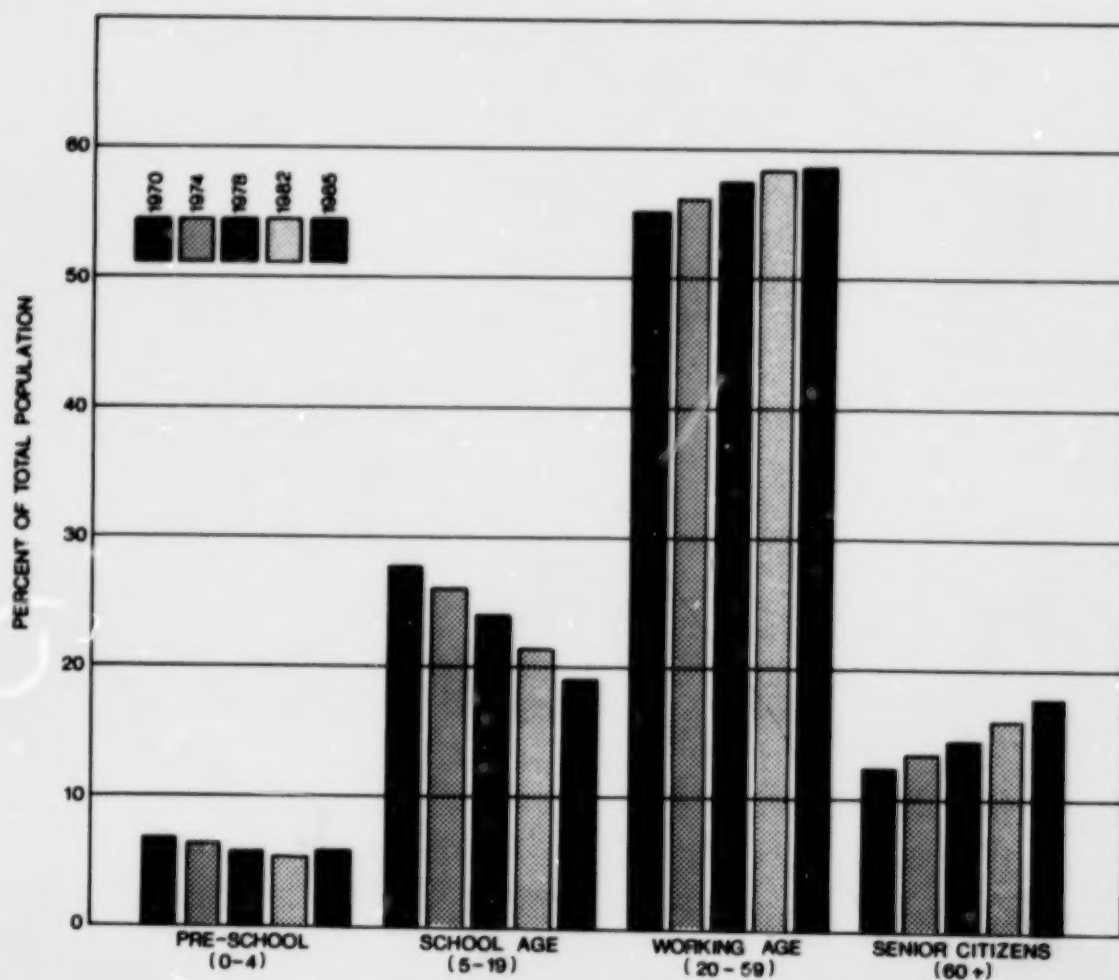
POPULATION OF METROPOLITAN TORONTO BY SIX AGE GROUPS
ANNUALLY 1970 PLUS

YEAR	0-4	%	5-14	%	15-19	%	20-44	%	45-64	%	65+	%	Sub-Total	%	Unclassified	Total
1970	123,814	6.5	363,620	19.0	151,755	8.0	714,916	37.4	396,017	20.7	159,389	8.4	1,909,511	100.0	91,962	2,001,473
1971	122,329	6.3	360,897	18.5	158,708	8.1	735,763	37.8	405,709	20.8	164,998	8.5	1,948,404	100.0	47,204	1,995,608
1972	137,172	6.9	350,623	17.7	164,969	8.3	757,466	38.1	410,612	20.7	164,769	8.3	1,985,611	100.0	83,237	2,068,848
1973	132,209	6.6	342,730	17.1	170,064	8.5	766,475	38.3	416,200	20.8	173,530	8.7	2,001,228	100.0	77,776	2,079,004
1974	127,020	6.3	336,464	16.7	173,744	8.6	774,127	38.5	422,040	21.0	178,406	8.9	2,011,821	100.0	81,471	2,093,292
1975	121,747	6.1	330,286	16.4	177,537	8.8	768,624	38.3	425,498	21.2	184,480	9.2	2,008,192	100.0	98,700	2,106,892
1976	117,782	5.8	323,644	16.0	180,941	9.0	782,426	38.7	431,033	21.3	186,413	9.2	2,021,839	100.0	83,467	2,105,306
1977	114,787	5.7	311,726	15.5	181,969	9.0	780,703	38.7	434,276	21.5	192,788	9.6	2,016,231	100.0	90,877	2,107,128
1978	111,730	5.5	298,094	14.7	184,274	9.1	793,130	39.0	440,119	21.6	206,492	10.1	2,033,839	100.0	67,232	2,101,111
1979	108,928	5.4	284,215	14.0	182,163	9.0	796,278	39.4	439,952	21.8	210,237	10.4	2,021,773	100.0	82,709	2,104,484
1980	107,100	5.3	272,851	13.5	178,381	8.8	802,721	39.8	442,376	21.9	213,637	10.7	2,019,046	100.0	94,486	2,113,532
1981	91,184	4.6	260,365	13.2	168,973	8.5	798,556	40.3	440,631	22.2	221,864	11.2	1,981,373	100.0	129,400	2,110,973
1982	103,107	5.2	256,664	12.9	164,222	8.2	804,390	40.4	443,132	22.2	221,501	11.1	1,993,016	100.0	129,353	2,122,369
1983	88,556	4.5	248,883	12.6	153,055	7.8	813,254	41.2	442,955	22.4	227,498	11.5	1,974,201	100.0	149,884	2,124,085
1984	75,839	3.9	241,243	12.5	143,639	7.3	827,313	42.1	443,104	22.5	234,934	11.9	1,966,072	100.0	163,870	2,131,942
1985	101,297	5.1	237,072	11.8	143,583	7.2	834,616	41.7	443,829	22.2	240,253	12.0	2,000,632	100.0	143,248	2,145,900

Source: Regional Planning File P1.20 Report, Annually 1970 Plus



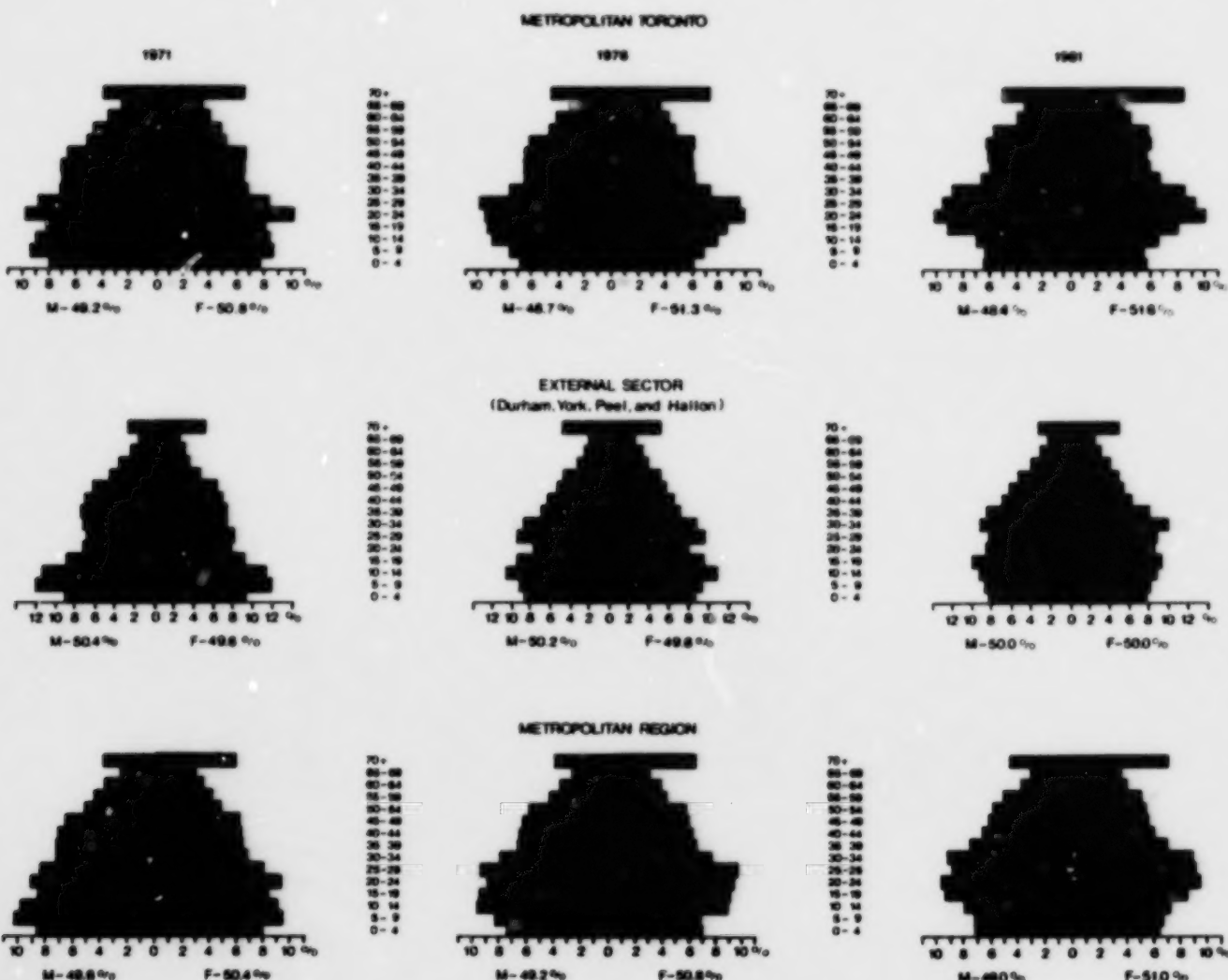
POPULATION PERCENTAGE BY AGE, METROPOLITAN TORONTO
1970, 1974, 1978, 1982 AND 1985



SOURCE: REGIONAL PLANNING FILE
P. 1.20 PROGRAMS
1970, 1974, 1978, 1982 and 1985



AGE AND SEX PROFILE OF POPULATION, METROPOLITAN TORONTO, EXTERNAL SECTOR, AND METROPOLITAN REGION, 1971, 1976 AND 1981



SOURCE: CENSUS OF CANADA

KEY FACTS



POPULATION

1.8

LIVE BIRTHS, DEATHS, NATURAL INCREASE, REGIONS
ANNUALLY, 1976 PLUS

Area	Year	Women Aged 15-49	Live Births	Rate per Thousand Women 15-49	Total Population	Deaths	Rate per Thousand Total Population	Natural Increase
Metropolitan Toronto	1976	334,033	30,228	34.6	2,134,279	14,634	6.8	15,374
	1977	334,841	29,613	33.4	2,147,832	13,230	7.1	14,383
	1978	342,861	28,246	30.2	2,129,171	14,918	7.0	13,328
	1979	342,888	27,838	49.3	2,131,139	14,893	7.0	12,945
	1980	342,309	28,830	31.3	2,142,334	15,439	7.2	13,371
	1981	334,830	28,489	31.3	2,132,380	13,323	7.2	13,164
	1982	334,716	29,199	32.6	2,140,347	15,334	7.3	13,663
	1983	333,144	29,141	32.7	2,139,060	13,342	7.2	13,799
Durham	1976	64,770	3,798	38.6	243,839	1,316	6.2	2,282
	1977	63,036	4,167	61.2	236,337	1,362	6.1	2,603
	1978	70,917	4,339	61.2	265,338	1,323	3.7	2,816
	1979	72,850*	4,341	62.3	272,730	1,607	3.9	2,934
	1980	74,050*	4,349	61.4	276,773	1,639	6.0	2,890
	1981	74,700*	4,051	39.6	279,161	1,631	3.9	2,800
	1982	80,968 ¹	4,367	36.4	288,133	1,669	3.8	2,898
	1983	84,928 ¹	4,908	37.3	299,410	1,731	3.8	3,177
York	1976	52,895	2,889	34.6	202,232	1,464	7.2	1,423
	1977	57,246	2,930	31.3	208,701	1,303	7.2	1,447
	1978	59,309	3,023	31.0	213,637	1,328	7.2	1,497
	1979	62,169	3,230	32.3	222,990	1,473	6.6	1,773
	1980	63,934	3,370	33.8	238,830	1,521	6.4	2,049
	1981	63,807	3,363	60.2	246,317	1,491	6.0	2,472
	1982	70,920	4,319	60.9	266,128	1,527	3.7	2,792
	1983	73,961	4,825	63.2	281,930	1,539	3.3	3,286
Peel	1976	103,860	6,803	64.3	377,013	1,448	3.8	3,333
	1977	114,081	6,968	61.1	401,300	1,480	3.7	3,488
	1978	120,417	7,416	61.6	421,618	1,367	3.7	3,849
	1979	124,324	7,633	61.3	437,826	1,703	3.9	3,932
	1980	129,024	8,087	62.7	464,491	1,822	3.9	6,263
	1981	134,206	8,270	61.6	473,667	1,868	3.9	6,402
	1982	147,231	8,684	39.0	506,421	1,976	3.9	6,708
	1983	154,007	9,013	38.3	533,260	2,009	3.8	7,004
Halton	1976	61,330	3,229	32.6	226,143	1,104	4.9	2,123
	1977	63,110	3,138	30.0	230,374	1,139	5.0	1,999
	1978	64,360	3,198	49.3	234,872	1,162	4.9	2,036
	1979	66,096	3,192	48.3	240,248	1,180	4.9	2,012
	1980	67,983	3,377	49.7	247,311	1,227	5.0	2,150
	1981	63,999	3,343	30.7	246,337	1,277	5.2	2,068
	1982	66,300*	3,393	31.2	254,083	1,317	5.2	2,078
	1983	66,700*	3,477	32.1	265,400	1,338	5.1	2,119
External Sector	1976	284,873	16,719	38.7	1,049,229	3,332	3.3	11,187
	1977	302,473	17,243	37.0	1,096,732	3,704	3.2	11,539
	1978	313,203	17,978	37.0	1,133,703	3,780	3.1	12,198
	1979	323,639	18,638	37.2	1,173,814	3,963	3.1	12,673
	1980	333,013	19,383	38.3	1,227,407	4,229	3.1	13,354
	1981	340,712	20,029	38.8	1,243,882	4,287	3.0	13,742
	1982	363,439	20,965	37.4	1,314,787	4,489	4.9	14,476
	1983	379,396	22,223	38.3	1,382,020	4,637	4.8	15,386
Metropolitan Region	1976	838,928	46,947	36.0	3,203,308	20,186	6.3	26,761
	1977	857,314	46,838	34.7	3,244,384	20,934	6.3	25,924
	1978	878,064	46,224	32.6	3,264,874	20,698	6.3	25,526
	1979	888,527	46,476	32.3	3,304,973	20,858	6.3	25,618
	1980	897,322	48,413	34.0	3,369,963	21,688	6.4	26,723
	1981	893,342	48,318	34.2	3,378,262	21,612	6.4	26,906
	1982	920,133	50,164	34.3	3,433,134	22,023	6.4	28,141
	1983	932,740	51,364	33.1	3,321,080	21,979	6.2	29,383

*Estimates only
¹Women Aged 15-50

Sources: Regional Planning File, Report Program P1.20,
 Ministry of Treasury and Economics,
 Ontario Vital Statistics



NATURAL INCREASE AND NET MIGRANTS, REGIONS*
QUINQUENNALLY, 1966 PLUS

Time Period	Births	Deaths	Natural Increase		Net Migrants		Population Growth		
			No.	% →	No.	% →	No.	% →	% ↓
METROPOLITAN TORONTO									
1966-1971	182,539	70,060	112,479	55.0	91,847	45.0	204,326	100.0	52.7
1971-1976	162,309	74,482	87,827	-	-49,553	-	38,274	100.0	16.3
1976-1981	144,032	75,434	68,598	-	-55,494	-	13,104	100.0	5.5
DURHAM									
1966-1971	20,152	7,601	12,551	44.2	15,833	55.8	28,384	100.0	7.3
1971-1976	19,552	8,003	11,549	-	-7,827	-	3,722	100.0	1.6
1976-1981	21,668	7,922	13,746	38.0	22,420	62.0	36,166	100.0	15.2
YORK									
1966-1971	12,003	5,861	6,142	20.7	23,590	79.3	29,732	100.0	7.7
1971-1976	14,226	6,855	7,371	19.5	30,484	80.5	37,855	100.0	16.2
1976-1981	16,131	7,504	8,627	17.9	39,511	82.1	48,138	100.0	20.3
PEEL									
1966-1971	21,744	4,668	17,076	19.6	70,005	80.4	87,081	100.0	22.4
1971-1976	29,953	6,198	23,755	20.4	92,753	79.6	116,508	100.0	49.7
1976-1981	37,540	8,193	29,347	25.6	85,474	74.4	114,821	100.0	48.3
HALTON									
1966-1971	15,008	4,222	10,786	28.0	27,759	72.0	38,545	100.0	9.9
1971-1976	16,432	5,141	11,291	29.7	26,737	70.3	38,028	100.0	16.2
1976-1981	16,206	5,907	10,299	40.6	15,087	59.4	25,386	100.0	10.7
METROPOLITAN REGION									
1966-1971	251,446	92,412	159,034	41.0	229,034	59.0	388,068	100.0	100.0
1971-1976	242,472	100,679	141,793	60.5	92,594	39.5	234,387	100.0	100.0
1976-1981	235,577	104,960	130,617	55.0	106,998	45.0	237,615	100.0	100.0

*Growth shown from June 1st to June 1st of intercensal period.

Source: Statistics Canada
Vital Statistics



POPULATION BY ETHNIC ORIGIN AND SEX, METROPOLITAN TORONTO, 1981

ETHNIC ORIGIN	MALE			FEMALE			TOTAL		
	#	%	→%	#	%	→%	#	%	→%
British	430,555	41.9	47.2	482,210	44.2	52.8	912,765	43.1	100.0
French	24,295	2.4	47.6	26,740	2.4	52.4	51,035	2.4	100.0
Italian	119,560	11.6	51.4	112,900	10.3	48.6	232,460	11.0	100.0
German	25,440	2.5	47.5	28,065	2.6	52.5	53,505	2.5	100.0
Dutch	7,910	0.8	48.4	8,445	0.8	51.6	16,355	0.8	100.0
Ukrainian	18,770	1.8	48.3	20,090	1.8	51.7	38,860	1.8	100.0
Jewish	49,105	4.8	50.2	48,700	4.5	49.8	97,805	4.6	100.0
Portuguese	35,350	3.4	50.2	35,015	3.2	49.8	70,365	3.3	100.0
Polish	18,300	1.8	49.2	18,900	1.7	50.8	37,200	1.8	100.0
Chinese	38,875	3.8	50.0	38,825	3.6	50.0	77,700	3.7	100.0
Indo-Pakistani	26,810	2.6	51.2	25,585	2.3	48.8	52,395	2.5	100.0
Greek	30,330	2.9	51.0	29,140	2.7	49.0	59,470	2.8	100.0
Black	26,570	2.6	46.0	31,150	2.8	54.0	57,720	2.7	100.0
Yugoslavian	13,410	1.3	51.3	12,740	1.2	48.7	26,150	1.2	100.0
Magyar-Hungarian	8,900	0.9	49.6	9,040	0.8	50.4	17,940	0.8	100.0
Scandinavian	3,900	0.4	49.7	3,945	0.4	50.3	7,845	0.4	100.0
Far East Asian	12,420	1.2	51.2	11,820	1.1	48.8	24,240	1.1	100.0
Baltic	8,710	0.8	48.2	9,360	0.9	51.8	18,070	0.8	100.0
Filipino	9,985	1.0	44.4	12,490	1.1	55.6	22,475	1.1	100.0
Finnish	2,630	0.3	42.3	3,590	0.3	57.7	6,220	0.3	100.0
Czech	4,625	0.4	52.8	4,140	0.4	47.2	8,765	0.4	100.0
Asian Arab	4,600	0.4	53.0	4,080	0.4	47.0	8,680	0.4	100.0
Spanish	8,480	0.8	50.1	8,460	0.8	49.9	16,940	0.8	100.0
Other	33,860	3.3	50.1	33,710	3.1	49.9	67,570	3.2	100.0
Multiple Responses	65,340	6.3	47.5	72,360	6.6	52.5	137,700	6.5	100.0
METROPOLITAN TORONTO	1,028,720	100.0	48.5	1,091,520	100.0	51.5	2,120,240	100.0	100.0

Source: Ethnocultural Data, Multicultural Program
Ministry of Citizenship and Culture
Province of Ontario

**LABOUR FORCE, EMPLOYMENT
AND ECONOMIC ACTIVITY**



2. LABOUR FORCE, EMPLOYMENT AND ECONOMIC ACTIVITY

Labour force participation rates have changed tremendously over the last 30 years. Whereas in 1951, 85.8% of males 15+ were in the work force and only 34.5% of females, the 1981 figure showed the male rate dropping to 80.1% and the female rate increasing to 59.5%. The increase in the female rate reflects the larger number of women in business and is in part due to the need of a family to have two incomes in order to maintain their lifestyle.

In 1976 Metropolitan Toronto's share of total employed in the Metropolitan Region was 68.1% and this has dropped to 63.7% by 1981. However, during that period, Metropolitan Toronto's number of employed increased by 156,025 and Peel Region, with the next largest increase, had grown by 88,935.

The total number of manufacturing establishments in Metropolitan Toronto increased from 4,883 in 1971 to 5,024 in 1982. In the same period, total employment in manufacturing increased from 166,154 to 184,395 in 1979. It remained constant for three years and then dropped almost to the 1971 level in 1982.

The total employment per establishment in manufacturing tends to fluctuate, increasing in Metropolitan Toronto from 48.7 in 1971 to a peak of 56.7 in 1977, and then decreasing to 47.1 in 1982 (see table on page 2.5). Metropolitan Toronto's share of total manufacturing establishments in the Metropolitan Region decreased from 76.9% in 1971 to 64.4% in 1982.

Total employment in 1985 showed the City of Toronto with 44.1% of all employment in Metropolitan Toronto and 56.7% of all office employment.

In 1985 52.4% of the office establishments in Metropolitan Toronto were in the City of Toronto. Of total establishments, Toronto has 47.3% of the Metropolitan total.

In 1985 the City of North York has the highest proportion of manufacturing activity in Metropolitan Toronto with 27.3% of the employment.

The major employment activity in Metropolitan Toronto in 1985 is office with 41.8% of employment in 39.5% of establishments. The office establishment category is followed in descending order by retail, service, manufacturing and warehousing, institutional and other.

Employment in larger firms (20 or more employees) in the Toronto Census Metropolitan Area showed a most significant decline in the construction industry dropping from 37,600 in 1971 to 27,800 in 1982. Manufacturing grew from 275,700 in 1971 to 308,600 by 1981 and then dropped to 293,500 in 1982. The industrial composite grew from 663,600 in 1971 to 878,800 by 1981 and then dropped to 868,800 in 1982. After 1982, this employment information was expanded to include all sized firms. From 1983 to 1984 all categories dropped except Service Producing Industry, but from 1984 to 1985 all categories increased (see table on page 2.10). In 1983, a new category was added, Commercial, Business and Personal Service Industry thus highlighting the growing importance of the service sector.

Average weekly wages have shown a very significant increase from 1971 to 1985 with the overall average wage going from \$143.48 to \$427.21. These figures represent an increase of 198% over 14 years averaging 14% a year.

The average household income by structure type in 1981 ranged from a high of \$43,000 in single detached owner occupied to a low of \$15,800 in tenant occupied plexes. Generally, tenant income was in the range of 50% to 65% of owner occupied units. Households occupying plexes had the lowest average household income.

In Metropolitan Toronto in 1981 44.3% of all households had an annual income in the range of \$15,000-\$34,999, with 26.0% having \$35,000 or more annual income.

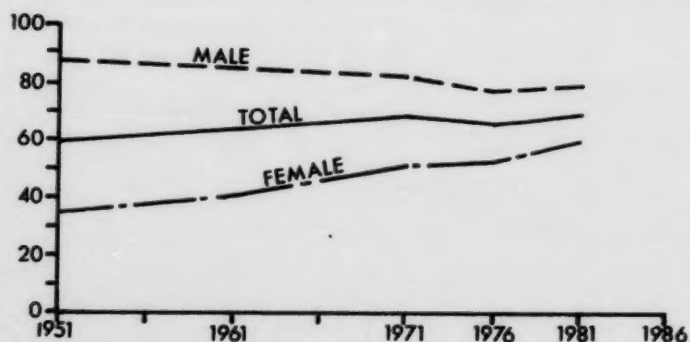
Income information from tax forms indicates peak earning years are ages 35-59, two parent families have the highest mean total income in all age categories and generally single parent families have the lowest income (see table on page 2.15).

In Metropolitan Toronto, in 1981 the building permit type with the most value was residential but by 1985 commercial and residential were equal in value with approximately \$750,000,000 far outdistancing the other two types industrial and institutional at just over \$100,000,000. The picture in the surrounding regions is that residential building permits by value clearly dominate over the other types. This reflects Metropolitan Toronto's older housing market and the regions new housing developments.

KEY FACTS

LABOUR FORCE, EMPLOYMENT
AND ECONOMIC ACTIVITYLABOUR FORCE AND POPULATION BY SEX, METROPOLITAN TORONTO
1951, 1961, 1971, 1976 and 1981

	Population 15 ⁺	Labour Force	% LF/POP
	<u>1951</u>		
Male	428,115	367,533	85.8
Female	461,517	159,295	34.5
TOTAL	889,632	526,828	59.2
	<u>1961</u>		
Male	567,646	472,013	83.2
Female	599,015	242,108	40.4
TOTAL	1,166,661	714,121	61.2
	<u>1971</u>		
Male	758,850	625,055	82.4
Female	801,995	404,160	50.4
TOTAL	1,560,845	1,029,215	65.9
	<u>1976</u>		
Male	796,355	619,545	77.8
Female	861,830	448,640	52.1
TOTAL	1,658,185	1,068,185	64.4
	<u>1981</u>		
Male	831,570	665,680	80.1
Female	910,295	541,935	59.5
TOTAL	1,741,865	1,207,615	69.3



SOURCE: Census Tract Bulletins for Toronto
Statistics Canada
1951, 1961, 1971 and 1976
Statistics Canada, Special Run #2, 1981

KEY FACTS



LABOUR FORCE, EMPLOYMENT AND ECONOMIC ACTIVITY

2.2

EMPLOYED AND UNEMPLOYED LABOUR FORCE, METROPOLITAN REGION, 1976 AND 1981

AREA	TOTAL EMPLOYED		TOTAL UNEMPLOYED		TOTAL LABOUR FORCE	
	#	%	#	%	#	%
METROPOLITAN TORONTO DURHAM YORK PEEL HALTON	<u>1976</u>					
	1,001,705	68.1	93.8	66,485	72.0	6.2
	104,445	7.1	93.3	7,530	8.2	6.7
	89,740	6.1	95.0	4,710	5.1	5.0
	174,415	11.8	95.4	8,460	9.2	4.6
METROPOLITAN REGION	101,790	6.9	95.2	5,125	5.5	4.8
	1,472,095	100.0	94.1	92,310	100.0	5.9
					1,564,405	100.0
METROPOLITAN TORONTO DURHAM YORK PEEL HALTON	<u>1981</u>					
	1,157,730	63.7	95.9	49,885	64.4	4.1
	136,365	7.5	94.6	7,855	10.1	5.4
	128,705	7.1	96.8	4,305	5.6	3.2
	263,350	14.5	96.5	9,425	12.2	3.5
METROPOLITAN REGION	130,980	7.2	95.7	5,935	7.7	4.3
	1,817,130	100.0	95.9	77,405	100.0	4.1
					1,894,535	100.0

KEY FACTS

LABOUR FORCE, EMPLOYMENT
AND ECONOMIC ACTIVITYLABOUR FORCE BY TEN MAJOR OCCUPATIONAL CATEGORIES, CANADA, ONTARIO AND METROPOLITAN TORONTO,
1961, 1971 and 1981

CATEGORY	1961			1971			1981		
	#	%	% LF/POP	#	%	% LF/POP	#	%	% LF/POP
CANADA									
Managerial	539,040	8.33	2.96	372,240	4.31	1.73	814,035	6.78	3.34
Professional	699,548	10.81	3.84	1,093,110	12.67	5.07	1,797,665	14.97	7.38
Clerical	834,156	12.89	4.57	1,373,565	15.92	6.37	2,190,585	18.25	9.00
Sales	410,715	6.35	2.25	815,740	9.46	3.78	1,146,255	9.55	4.71
Service	793,617	12.26	4.35	969,920	11.24	4.50	1,431,045	11.92	5.88
Farming	648,966	10.03	3.56	512,150	5.94	2.37	508,700	4.24	2.09
Fishing, Hunting, Forestry	114,865	1.77	0.63	94,440	1.09	0.44	121,365	1.01	0.50
Mining	65,141	1.01	0.36	59,160	0.69	0.27	75,260	0.63	0.31
*Craftsmen	2,029,925	31.36	11.13	2,768,030	32.09	12.83	3,150,780	26.24	12.94
Construction	335,877	5.19	1.84	568,565	6.59	2.64	769,630	6.41	3.16
TOTAL LABOUR FORCE	6,471,850	100.00	33.49	8,626,920	100.00	40.00	12,005,320	100.00	49.32
TOTAL POPULATION	18,238,247			21,568,311			24,343,180		
ONTARIO									
Managerial	209,532	8.76	3.36	157,065	4.68	2.04	321,760	7.19	3.73
Professional	263,127	11.00	4.22	431,940	12.88	5.61	670,565	14.99	7.77
Clerical	357,343	14.93	5.73	590,270	17.60	7.66	865,415	19.35	10.03
Sales	159,215	6.65	2.55	320,495	9.56	4.16	428,505	9.58	4.97
Service	293,416	12.26	4.71	355,935	10.62	4.62	517,025	11.56	5.99
Farming	172,171	7.20	2.76	141,785	4.23	1.84	156,020	3.49	1.51
Fishing, Hunting, Forestry	13,463	0.56	0.22	12,840	0.38	0.17	13,910	0.31	0.15
Mining	25,649	1.07	0.41	19,735	0.59	0.26	18,770	0.42	0.22
*Craftsmen	779,598	32.58	12.50	1,114,610	33.24	14.47	1,236,035	27.64	14.33
Construction	119,501	4.99	1.92	208,680	6.22	2.71	244,820	5.47	2.84
TOTAL LABOUR FORCE	2,393,015	100.00	38.37	3,353,355	100.00	43.53	4,472,825	100.0	51.86
TOTAL POPULATION	6,236,092			7,703,105			8,625,110		
METROPOLITAN TORONTO									
Managerial	69,831	9.99	4.31	57,740	5.72	2.77	128,965	10.68	6.03
Professional	78,783	11.27	4.87	132,890	13.16	6.37	191,925	15.89	8.98
Clerical	151,721	21.70	9.37	232,870	23.06	11.16	296,005	24.51	13.85
Sales	54,378	7.78	3.36	102,830	10.18	4.93	110,105	9.12	5.15
Service	85,122	12.17	5.26	100,235	9.92	4.81	131,180	10.86	6.14
Farming				5,515	0.55	0.26)			
Fishing, Hunting, Forestry	4,604	0.66	0.28	740	0.07	0.04)	7,895	0.65	0.37
Mining									
*Craftsmen	254,697	36.43	15.73	319,285	31.61	15.31	283,585	23.49	13.27
Construction				57,875	5.73	2.77	57,905	4.80	2.71
TOTAL LABOUR FORCE	699,136	100.0	43.19	1,009,980	100.0	48.42	1,207,565	100.0	56.50
TOTAL POPULATION	1,618,787			2,086,017			2,137,395		

* - includes occupations not elsewhere classified and not stated.

Source: Statistics Canada, Cat. 92-920

KEY FACTS



LABOUR FORCE, EMPLOYMENT AND ECONOMIC ACTIVITY

2.4

TABLE 2.3

MANUFACTURING ACTIVITIES BY TEN MAJOR INDUSTRIAL CATEGORIES METROPOLITAN TORONTO, 1971, 1976, 1977, 1978, 1979, 1980, 1981, AND 1982

S.I.C.	Yr	Establishments	%	Index*	Employment	%	Index*	Wages	%	Index*	Value Added	%	Index*
1. Food & Beverages	71	410	8.4	100.0	18,650	11.2	100.0	132,051	11.9	100.0	515,259	15.7	100.0
	76	359	8.3	87.6	19,594	11.1	105.1	238,671	12.4	180.7	931,834	16.5	180.8
	77	329	8.0	80.2	19,629	11.6	105.2	257,766	12.9	195.2	992,443	16.7	192.6
	78	350	7.6	85.4	20,711	11.6	111.1	287,279	12.8	217.6	1,091,280	15.9	211.8
	79	382	7.7	93.2	20,835	11.3	111.7	318,417	12.5	241.1	1,250,252	15.7	242.6
	80	376	7.5	91.7	21,567	11.8	115.6	361,040	13.0	273.4	1,354,306	15.4	262.8
	81	360	7.2	87.8	20,809	11.4	111.6	393,093	12.8	297.7	1,591,356	15.0	308.8
	82	371	7.4	90.5	20,242	12.0	108.5	414,764	13.5	314.1	1,655,568	16.5	321.3
2. Rubber & Plastics	71	145	3.0	100.0	6,493	3.9	100.0	43,832	4.0	100.0	117,672	3.6	100.0
	76	149	3.4	102.8	7,895	4.5	121.6	74,373	4.4	192.5	201,610	3.6	171.3
	77	147	3.5	101.4	7,992	4.7	123.1	90,628	4.5	206.8	229,603	3.9	195.1
	78	176	3.8	121.4	9,004	5.1	138.7	106,891	4.7	243.9	283,235	4.1	240.7
	79	196	4.0	135.2	9,280	5.0	142.9	126,348	4.9	288.3	361,447	4.5	307.2
	80	128	2.6	88.3	6,681	3.7	102.9	99,593	3.6	227.2	316,764	3.6	269.2
	81	180	3.6	124.1	8,368	4.6	128.9	130,128	4.3	296.9	391,955	3.7	333.1
	82	180	3.6	124.1	7,758	4.6	119.5	129,836	4.2	296.2	355,541	3.5	302.1
3. Clothing	71	379	7.8	100.0	13,226	8.0	100.0	58,875	5.3	100.0	113,869	3.5	100.0
	76	330	7.6	87.1	13,076	7.4	98.9	98,599	5.1	167.5	187,674	3.3	164.8
	77	300	7.2	79.2	12,429	7.4	94.0	102,658	5.1	174.4	190,330	3.2	167.1
	78	352	7.2	87.6	13,293	7.5	100.5	119,070	5.3	202.2	229,163	3.3	201.3
	79	358	7.2	94.5	13,663	7.4	103.3	134,632	5.3	228.7	272,776	3.4	239.6
	80	346	6.9	91.3	12,678	6.9	95.9	135,689	4.9	230.5	275,771	3.1	242.2
	81	342	6.9	86.2	13,167	7.2	99.6	149,857	4.9	254.5	324,173	3.1	284.7
	82	352	7.0	92.9	13,253	7.8	100.2	156,142	5.1	265.2	329,156	3.3	289.1
4. Leather, Textiles, Knitting Mills	71	285	5.8	100.0	9,892	6.0	100.0	46,779	4.2	100.0	98,493	3.0	100.0
	76	241	5.6	84.6	9,737	5.5	98.4	75,043	3.9	160.4	160,434	2.8	162.9
	77	235	5.7	82.5	9,520	5.6	96.2	80,229	4.0	171.5	171,282	2.9	173.9
	78	268	5.8	94.0	10,633	6.0	107.7	96,313	4.3	205.9	207,162	3.0	210.3
	79	190	3.8	66.7	6,852	3.7	69.3	67,473	2.6	144.2	155,463	1.9	157.8
	80	286	5.7	100.4	11,018	6.0	111.4	118,729	4.3	253.8	270,131	3.1	274.3
	81	259	5.2	90.9	10,148	5.6	102.6	120,210	3.9	257.0	306,269	2.9	311.0
	82	272	5.4	95.4	10,176	6.0	102.9	124,764	4.1	266.7	297,861	3.0	302.4
5. Woods, Furniture, Fixtures	71	466	9.5	100.0	8,537	5.1	100.0	49,684	4.5	100.0	111,605	3.4	100.0
	76	392	9.1	84.1	10,506	6.0	123.1	103,721	5.4	208.8	228,398	4.1	204.6
	77	388	9.4	83.3	10,184	6.0	119.3	103,182	5.1	207.7	224,473	3.8	201.1
	78	433	9.4	92.9	10,879	6.1	127.4	119,180	5.3	239.9	269,084	3.9	241.1
	79	463	9.3	99.4	11,620	6.3	136.1	139,243	5.5	280.3	339,489	4.2	304.2
	80	492	9.9	105.6	11,862	6.5	138.9	155,075	5.6	312.1	346,972	4.0	310.9
	81	474	9.5	101.7	12,264	6.8	143.7	178,305	5.8	358.9	421,898	4.0	378.0
	82	482	9.6	103.4	10,933	6.5	128.1	166,619	5.4	335.4	380,118	3.8	340.6
6. Paper Ind., Printing & Publishing	71	938	19.2	100.0	23,597	14.2	100.0	175,810	15.9	100.0	527,230	16.0	100.0
	76	851	19.6	90.7	23,535	13.3	99.7	283,161	14.7	161.1	925,790	16.4	175.6
	77	834	20.2	88.9	22,532	13.3	95.6	298,303	14.9	169.7	1,012,036	17.0	192.0
	78	915	19.9	97.5	23,762	13.3	100.7	333,136	14.8	189.5	1,161,023	16.9	220.2
	79	970	19.5	103.4	25,030	13.6	106.1	380,241	14.9	216.3	1,339,638	16.8	254.1
	80	973	19.5	103.7	25,830	14.2	109.5	423,102	15.3	240.7	1,529,847	17.4	290.2
	81	1,020	20.5	108.7	25,920	14.3	109.9	483,505	15.8	275.0	1,763,110	16.6	334.4
	82	1,032	20.9	112.2	23,363	13.8	99.0	477,908	15.5	271.8	1,740,202	17.4	330.1
7. Primary Metals, Metal Fabricating Machinery, Tspn.	71	1,066	21.8	100.0	40,569	24.4	100.0	305,786	27.6	100.0	756,042	23.0	100.0
	76	969	22.4	90.9	39,970	22.6	98.5	488,105	25.4	159.6	1,209,338	21.5	160.0
	77	917	22.2	86.0	37,841	22.4	93.3	498,625	24.9	163.1	1,198,306	20.2	158.5
	78	997	21.6	93.5	36,390	20.4	89.7	502,583	22.4	164.4	1,364,344	19.9	180.5
	79	1,127	22.7	105.7	41,294	22.4	101.8	626,260	24.5	205.8	1,637,148	20.5	216.5
	80	1,160	23.2	108.4	40,493	22.2	99.8	686,793	24.8	224.6	1,838,112	20.9	243.1
	81	1,138	22.8	106.8	39,288	21.6	96.8	739,580	24.2	241.9	2,275,236	21.4	300.9
	82	1,128	22.5	105.8	34,702	20.5	85.5	717,345	23.3	234.6	1,979,825	19.7	261.9
8. Electrical	71	219	4.5	100.0	16,036	9.7	100.0	103,068	9.3	100.0	303,334	9.2	100.0
	76	209	4.8	95.4	17,806	10.1	111.0	183,905	9.6	178.4	479,212	8.5	158.0
	77	201	4.9	91.8	16,389	9.7	102.2	188,238	9.4	182.6	503,467	8.5	166.0
	78	233	5.1	106.4	16,806	9.4	104.8	205,915	9.2	199.8	550,938	8.0	181.6
	79	242	4.9	110.5	17,924	9.7	111.8	252,730	9.9	245.2	709,301	8.9	233.8
	80	246	4.9	112.3	18,245	10.0	113.8	280,759	10.1	272.4	820,338	9.4	270.4
	81	241	4.8	110.0	19,314	10.6	120.4	326,362	10.7	316.6	1,052,459	9.9	347.0
	82	231	4.6	105.5	17,334	10.3	108.1	323,649	10.5	314.0	1,023,425	10.2	337.4
9. Non-Metallic Mineral, Petroleum & Chemical	71	302	6.2	100.0	11,169	6.7	100.0	80,271	7.2	100.0	403,757	12.3	100.0
	76	256	5.9	84.8	11,884	6.7	106.4	143,521	7.5	178.8	586,024	10.4	145.1
	77	247	6.0	81.8	10,587	6.3	94.8	132,639	6.6	165.2	591,286	10.0	146.4
	78	297	6.4	98.3	12,629	7.1	113.1	177,731	7.9	221.4	780,501	11.4	193.3
	79	297	6.0	98.3	12,706	6.9	113.8	189,148	7.4	235.6	874,729	11.0	216.6
	80	287	5.8	95.0	11,889	6.5	106.4	192,911	6.9	240.3	941,301	10.7	233.1
	81	281	5.7	93.0	11,315	6.2	101.3	205,653	6.7	254.2	1,129,133	10.6	279.7
	82	272	5.4	90.1	10,625	6.3	95.1	208,785	6.8	260.1	1,033,367	10.3	255.9
10. Miscellaneous, Other Manufacturing	71	673	13.8	100.0	17,985	10.8	100.0	111,845	10.1	100.0	339,992	10.3	100.0
	76	578	13.3	85.9	22,505	12.8	125.1	223,937	11.6	200.2	725,213	12.9	213.3
	77	532	12.9	79.0	21,958	13.0	122.1	253,064	12.6	226.3	821,868	13.8	241.7
	78	610	13.2	90.6	24,109	13.5	134.1	299,191	13.3	267.5	929,618	13.6	273.4
	79	740	14.9	110.0	25,191	13.7	140.1	318,553	12.5	284.6	1,043,314	13.1	306.9
	80	698	14.0	103.7	22,322	12.2	124.1	318,081	11.5	284.4	1,088,506	12.4	320.2
	81	688	13.8	102.2	21,244	11.7	118.1	335,916	10.9	298.6	1,364,159	12.8	401.2
	82	684	13.6	101.6	20,573	12.2	114.4	355,695	11.6	318.0	1,234,028	12.3	363.0
TOTAL	71	4,883	100.0	100.0	166,154	100.0	100.0	1,108,001	100.0	100.0	3,287,253	100.0	100.0
	76	4,334	100.0	88.8	176,508	100.0	106.2	1,923,036	100.0	173.6	5,635,527	100.0	171.4
	77	4,130	100.0	84.6	169,081	100.0	101.8	2,005,332	100.0	181.0	5,935,094	100.0	180.5
	78	4,611	100.0	94.4	178,236	100.0	107.3	2,247,289	100.0	202.8	6,864,348	100.0	208.9
	79	4,965	100.0	101.7	184,395	100.0	111.0	2,552,845	100.0	230.4	7,983,577	100.0	242.9
	80	4,992	100.0	102.0	182,585	100.0	109.9	2,771,772	100.0	250.2	8,782,048	100.0	267.2
	81	4,983	100.0	102.0									

KEY FACTS

LABOUR FORCE, EMPLOYMENT
AND ECONOMIC ACTIVITYMANUFACTURING ESTABLISHMENTS AND EMPLOYMENT, METROPOLITAN TORONTO, EXTERNAL SECTOR AND METROPOLITAN REGION
ANNUALLY 1971 PLUS

Area		Number of Establishments	Production and Related Workers	Total Emp. in These Establishments	Total Empmt. Per Establishment
Toronto	71	2,031	60,243	81,964	40.4
	72	1,964	60,989	82,239	41.9
	73	-	-	-	-
	74	1,886	59,313	80,136	42.5
	75	1,791	60,110	79,747	44.5
	76	1,761	65,472	86,287	49.0
	77	1,673	62,740	83,587	50.0
	78	1,876	64,349	86,134	45.9
	79	1,996	65,848	87,521	43.9
	80	1,996	64,709	86,713	43.4
	81	1,944	57,922	77,956	40.1
	82	1,832	52,832	71,016	38.8
York	71	226	8,451	13,252	58.6
	72	215	9,816	14,360	66.8
	73	-	-	-	-
	74	221	10,150	14,488	65.6
	75	216	9,994	14,292	66.2
	76	215	9,449	13,479	62.7
	77	212	9,034	12,964	61.2
	78	285	9,251	13,353	46.9
	79	323	10,854	14,973	46.4
	80	318	9,884	13,912	43.7
	81	310	10,464	14,906	48.1
	82	232	8,642	12,427	53.6
East York	71	137	7,939	12,927	94.4
	72	136	7,660	12,498	91.9
	73	-	-	-	-
	74	116	8,073	12,829	110.6
	75	111	7,685	11,132	100.3
	76	102	7,365	10,815	106.0
	77	94	6,432	9,812	104.4
	78	92	6,841	9,981	108.5
	79	91	7,114	10,061	110.6
	80	96	6,753	9,545	99.4
	81	95	6,458	9,096	95.7
	82	114	5,870	8,599	75.4
Etobicoke	71	726	31,413	45,548	62.7
	72	718	33,589	47,737	66.5
	73	-	-	-	-
	74	683	33,290	50,538	74.0
	75	646	34,356	47,052	72.8
	76	596	30,668	42,538	71.4
	77	564	29,114	40,509	71.8
	78	591	30,615	42,149	71.3
	79	616	31,091	42,836	69.5
	80	643	32,644	45,127	70.2
	81	637	35,099	48,324	75.9
	82	657	32,791	45,789	69.7
North York	71	1,065	35,945	51,683	48.5
	72	1,087	36,172	52,533	48.3
	73	-	-	-	-
	74	1,098	40,455	58,457	53.2
	75	1,054	40,165	55,986	53.1
	76	1,001	37,393	53,400	53.3
	77	950	36,472	52,010	54.7
	78	1,014	39,380	55,645	54.9
	79	1,078	41,450	58,261	54.0
	80	1,095	40,539	58,101	53.1
	81	1,128	43,084	61,547	54.6
	82	1,284	40,914	59,431	46.3
Scarborough	71	698	22,163	32,460	46.5
	72	692	22,454	32,992	47.7
	73	-	-	-	-
	74	699	25,873	36,893	52.8
	75	670	26,245	36,695	54.8
	76	659	26,161	36,459	55.3
	77	637	25,089	35,223	55.3
	78	733	27,800	38,301	50.9
	79	809	28,038	38,203	47.2
	80	844	28,056	39,542	46.9
	81	869	28,809	40,968	47.1
	82	905	27,910	39,307	43.4
METRO TORONTO	71	4,883	166,134	237,833	48.7
	72	4,812	170,680	242,379	50.4
	73	-	-	-	-
	74	4,703	179,154	253,341	53.9
	75	4,488	178,555	244,904	54.6
	76	4,334	176,508	242,978	56.1
	77	4,130	169,081	234,105	56.7
	78	4,611	178,236	245,563	53.3
	79	4,965	184,395	251,855	50.7
	80	4,992	182,585	252,940	50.7
	81	4,983	181,836	252,797	50.7
	82	5,024	168,959	236,569	47.1
Durham	71	294	20,546	27,543	93.7
	72	287	21,123	28,147	98.1
	73	-	-	-	-
	74	296	21,772	29,057	98.2
	75	289	21,234	28,377	98.2
	76	280	22,181	29,116	104.0
	77	265	23,220	29,742	112.2
	78	308	24,373	31,096	101.0
	79	334	25,971	32,546	97.4
	80	363	24,943	31,643	87.2
	81	366	24,573	31,331	85.6
	82	353	21,787	28,133	79.7
York	71	328	9,769	13,155	40.1
	72	349	11,011	14,821	42.5
	73	-	-	-	-
	74	417	13,030	17,332	41.6
	75	425	12,847	16,630	39.1
	76	441	13,741	17,686	40.1
	77	441	13,468	17,670	40.1
	78	547	15,479	19,965	36.5
	79	625	16,822	21,619	34.6
	80	673	17,542	22,833	33.9
	81	705	17,803	23,382	33.2
	82	763	17,364	23,052	30.2
Peel	71	550	26,298	37,847	68.8
	72	575	28,374	40,769	70.9
	73	-	-	-	-
	74	656	33,046	47,910	73.0
	75	687	33,276	45,990	66.9
	76	707	32,723	45,026	63.7
	77	694	31,050	44,456	64.1
	78	907	35,426	49,600	54.7
	79	996	39,826	54,349	54.6
	80	1,065	41,767	56,690	52.2
	81	1,104	41,277	57,366	52.0
	82	1,187	37,790	52,698	44.4
Halton	71	295	15,591	20,404	69.2
	72	305	16,404	21,893	71.8
	73	-	-	-	-
	74	324	18,685	24,470	75.5
	75	322	17,140	22,258	69.1
	76	319	18,186	23,099	72.4
	77	313	17,403	22,290	71.2
	78	363	17,826	23,136	63.7
	79	418	19,803	26,342	63.0
	80	443	18,465	25,215	56.9
	81	457	18,211	24,959	54.6
	82	471	17,360	23,752	50.4
EXTERNAL SECTOR (Four Regions)	71	1,467	72,204	98,949	67.4
	72	1,516	76,912	105,630	69.7
	73	-	-	-	-
	74	1,693	86,533	118,769	70.2
	75	1,723	84,517	113,255	65.7
	76	1,747	86,831	114,927	65.8
	77	1,713	83,141	114,158	66.6
	78	2,125	93,104	123,797	58.3
	79	2,373	102,422	134,856	56.8
	80	2,544	102,717	136,381	53.6
	81	2,632	101,864	137,038	52.1
	82	2,774	94,301	127,635	46.0
METRO REGION (Four Regions Plus Metro)	71	6,350	238,358	336,782	53.0
	72	6,328	247,592	348,009	55.0
	73	-	-	-	-
	74	6,396	265,687	372,110	58.2
	75	6,211	263,072	358,159	57.7
	76	6,081	263,339	357,905	58.9
	77	5,843	254,222	348,263	59.6
	78	6,736	271,340	369,360	54.8
	79	7,338	286,817	386,711	52.7
	80	7,536	285,302	389,321	51.7
	81	7,615	283,700	389,835	51.2
	82	7,798	263,260	364,204	46.7
ONTARIO (Provincial Total)	71	12,740	563,864	800,047	62.8
	72	12,589	583,932	821,614	65.3
	73	-	-	-	-
	74	12,662	632,850	883,730	69.8
	75	12,245	612,480	849,905	69.4
	76	11,879	616,341	851,811	71.7
	77	11,414	605,796	843,328	73.9
	78	13,079	633,499	880,806	67.3
	79	14,104	640,657	913,612	64.8
	80	14,454	648,792	909,991	63.0
	81	14,553	643,312	912,060	62.7
	82	14,822	589,645	848,403	57.2

Source: Statistics Canada

KEY FACTS

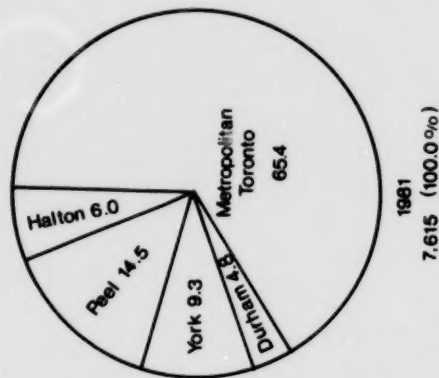
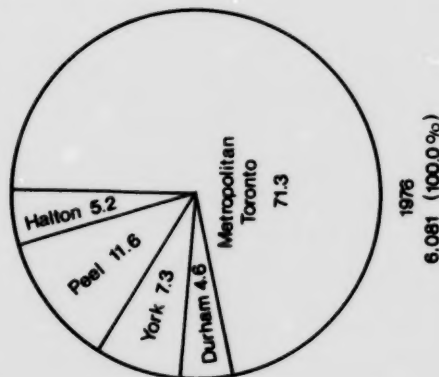
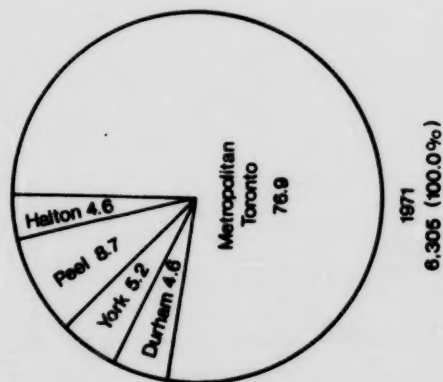


LABOUR FORCE, EMPLOYMENT AND ECONOMIC ACTIVITY

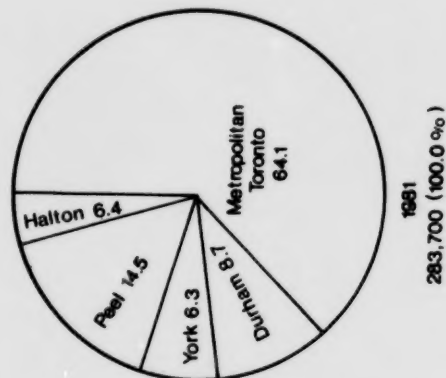
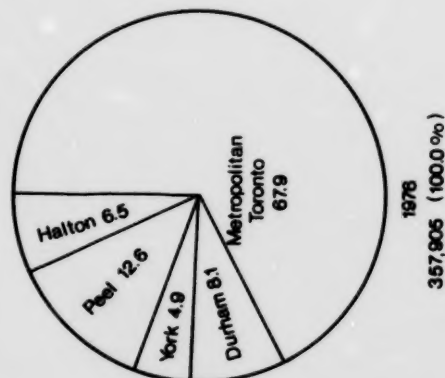
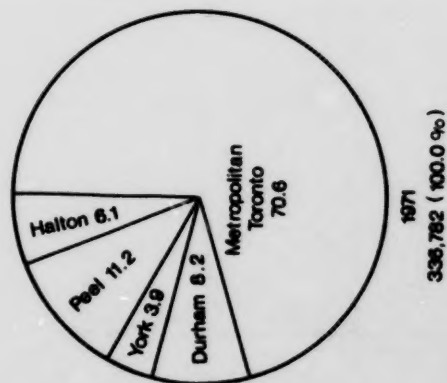
2.6

MANUFACTURING ESTABLISHMENTS AND EMPLOYMENT, REGIONS AS A PERCENTAGE OF METROPOLITAN REGION, 1971, 1976, 1981

NUMBER OF ESTABLISHMENTS



TOTAL EMPLOYED IN THESE ESTABLISHMENTS



KEY FACTS

LABOUR FORCE, EMPLOYMENT
AND ECONOMIC ACTIVITY

OFFICE AND TOTAL EMPLOYMENT, METROPOLITAN TORONTO AND MUNICIPALITIES, 1981-1985

	1981			1983			1984			1985		
	Office	Total		Office	Total		Office	Total		Office	Total	
TORONTO	266,957	519,887		264,465	487,845		279,219	508,788		280,822	521,908	
			# Chg.	-2,492	-32,042	% Chg.	14,754	20,943		1,603	13,120	
				-0.9	-6.2		5.6	4.3		0.6	2.6	
YORK	7,011	36,588		7,454	33,552		7,619	34,218		7,784	35,547	
			# Chg.	443	-3,036	% Chg.	165	666		165	1,329	
				6.3	-8.3		2.2	2.0		2.2	3.9	
EAST YORK	6,648	30,359		6,469	29,197		6,099	27,257		6,798	28,066	
			# Chg.	-179	-1,162	% Chg.	-370	-1,940		699	809	
				-2.7	-3.8		-5.7	-6.6		11.5	3.0	
ETOBICOKE	42,015	161,077		41,535	147,439		42,757	152,247		45,761	163,017	
			# Chg.	-480	-13,638	% Chg.	1,222	4,808		3,004	10,770	
				-1.1	-8.5		2.9	3.3		7.0	7.1	
NORTH YORK	105,721	293,482		99,707	265,088		105,326	275,208		111,151	282,458	
			# Chg.	-6,014	-28,394	% Chg.	5,619	10,120		5,825	7,250	
				-5.7	-9.7		5.6	3.8		5.5	2.6	
SCARBOROUGH	34,226	136,793		38,102	135,877		43,312	143,862		43,204	153,217	
			# Chg.	3,876	-916	% Chg.	5,210	7,985		-108	9,355	
				11.3	-0.7		13.7	5.9		-0.2	6.5	
METROPOLITAN TORONTO	462,578	1,178,186		457,732	1,098,998		484,332	1,141,580		495,520	1,184,213	
			# Chg.	-4,846	-79,188	% Chg.	26,600	42,582		11,188	42,633	
				-1.0	-6.7		5.8	3.9		2.3	3.7	

Note: 1982 not available

Source: Research Division
Metropolitan Toronto Planning Department

KEY FACTS



LABOUR FORCE, EMPLOYMENT AND ECONOMIC ACTIVITY

2.8

FULL TIME, PART TIME AND TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES, METROPOLITAN TORONTO AND MUNICIPALITIES, 1985

EMPLOYMENT CATEGORY	TORONTO # %	YORK # %	EAST YORK # %	ETOBICOKE # %	NORTH YORK # %	SCARBOROUGH # %	METROPOLITAN TORONTO # %
OFFICE							
Full Time	267,237	7,194	6,377	42,556	104,186	39,248	446,798
Part Time	13,585	590	421	3,205	6,965	3,956	28,722
Total	280,822	7,784	6,798	45,761	111,151	43,204	495,520
% Total †	33.8	21.9	24.2	28.1	39.3	28.2	41.8
MANUFACTURING & WAREHOUSING							
Full Time	53,622	10,681	11,093	60,176	68,437	46,513	250,522
Part Time	2,022	205	140	1,413	1,886	1,202	6,868
Total	55,644	10,886	11,233	61,589	70,323	47,715	257,390
% Total †	10.7	30.6	40.0	37.8	24.9	31.1	21.7
INSTITUTIONAL							
Full Time	53,565	5,154	3,574	9,815	27,387	16,471	113,966
Part Time	8,726	1,354	464	2,184	10,030	2,930	25,708
Total	62,291	6,508	4,038	11,999	37,417	19,401	139,674
% Total †	11.9	18.3	14.4	7.3	13.3	11.4	11.8
RETAIL							
Full Time	38,953	3,634	1,934	12,817	21,022	14,201	95,581
Part Time	15,470	1,282	1,101	6,765	10,904	8,630	44,152
Total	54,423	4,916	3,035	19,582	31,926	22,831	136,733
% Total †	10.4	13.8	10.9	12.0	11.3	14.9	11.6
SERVICE							
Full Time	42,442	3,578	1,946	15,951	20,490	13,065	97,472
Part Time	12,147	748	615	4,554	6,828	6,081	30,973
Total	54,589	4,326	2,561	20,505	27,318	19,146	128,445
% Total †	10.5	12.2	9.1	12.6	9.7	12.5	10.9
OTHER							
Full Time	8,206	930	161	2,547	2,675	1,933	16,452
Part Time	5,933	197	220	1,034	1,628	987	9,999
Total	14,139	1,127	381	3,581	4,303	2,920	26,451
% Total †	2.7	3.2	1.4	2.2	1.5	1.9	2.2
TOTAL							
Full Time	464,025	31,171	25,105	163,862	244,197	129,431	1,037,791
Part Time	57,883	4,376	2,961	19,155	38,261	23,786	146,422
Total	521,908	35,547	28,066	183,017	282,458	153,217	1,184,213
% Total †	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Sources: 1985 Employment, Land Use and Assessment Data Bank
Report Program P3.13

KEY FACTS

LABOUR FORCE, EMPLOYMENT
AND ECONOMIC ACTIVITY

TOTAL OCCUPIED ESTABLISHMENTS BY SIX EMPLOYMENT CATEGORIES, METROPOLITAN TORONTO AND MUNICIPALITIES, 1985

EMPLOYMENT CATEGORY	TORONTO # %	YORK # %	EAST YORK # %	ETOBICOKE # %	NORTH YORK # %	SCARBOROUGH # %	METROPOLITAN TORONTO # %
OFFICE # Total % Total	15,141 43.8	776 26.7	640 32.3	3,154 36.8	6,275 41.6	2,903 29.0	28,889 39.5
MANUFACTURING & WAREHOUSING # Total % Total	2,307 6.7	235 8.8	208 10.5	1,290 15.1	2,168 14.4	1,510 15.1	7,738 10.6
INSTITUTIONAL # Total % Total	1,342 3.9	208 7.1	115 5.8	397 4.6	741 4.9	527 5.3	3,330 4.6
RETAIL # Total % Total	8,867 25.6	821 28.2	479 24.1	1,773 20.7	3,055 20.3	2,416 24.2	17,411 23.8
SERVICE # Total % Total	6,228 18.0	793 27.2	510 25.7	1,794 20.9	2,574 17.1	2,376 23.8	14,275 19.5
OTHER # Total % Total	681 2.0	59 2.0	32 1.6	162 1.9	257 1.7	262 2.6	1,453 2.0
TOTAL # Total % Total	34,566 100.0	2,912 100.0	1,988 100.0	8,570 100.0	15,070 100.0	9,994 100.0	73,096 100.0

Source: 1985 Employment, Land Use and Assessment Data Bank
Report Program P3.13

KEY FACTS



LABOUR FORCE, EMPLOYMENT AND ECONOMIC ACTIVITY

2.10

EMPLOYMENT, TORONTO C.M.A. ANNUALLY 1971 PLUS

CATEGORIES*	(April)														
	Employment All Employees (000's)														
	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985
Manufacturing	275.7	280.9	288.4	301.4	284.5	285.2	279.4	288.4	301.9	304.5	308.6	293.5	381.6	356.9	366.1
Construction	37.6	32.7	31.9	34.0	32.6	32.3	30.2	30.6	28.2	27.1	30.1	27.8	50.3	46.8	67.1
Transportation, Communications and Other Utilities	69.1	68.6	73.8	78.4	80.6	83.2	87.2	90.6	92.7	95.4	95.9	99.3	106.4	104.8	109.7
Trade - Commerce	131.3	135.6	145.5	154.6	155.2	158.5	154.6	162.6	167.0	174.2	178.2	176.9	278.2	272.2	311.7
Finance, Insurance, and Real Estate	64.8	67.5	72.0	77.6	80.3	83.6	88.1	93.4	95.0	100.3	105.2	109.0	125.2	131.1	148.2
**Comm. Business and Personal Service Ind. Service Producing Industry	83.1	86.6	95.4	103.7	106.7	110.7	114.5	132.5	141.2	149.9	158.4	159.9	479.2	467.9	509.7
INDUSTRIAL COMPOSITE	663.6	673.7	708.7	751.4	741.7	755.5	755.9	800.2	828.3	853.7	878.8	868.8	1424.8	1406.3	1554.1

*Total of the six categories does not equal 100% due to the omission of the Primary Industry categories.

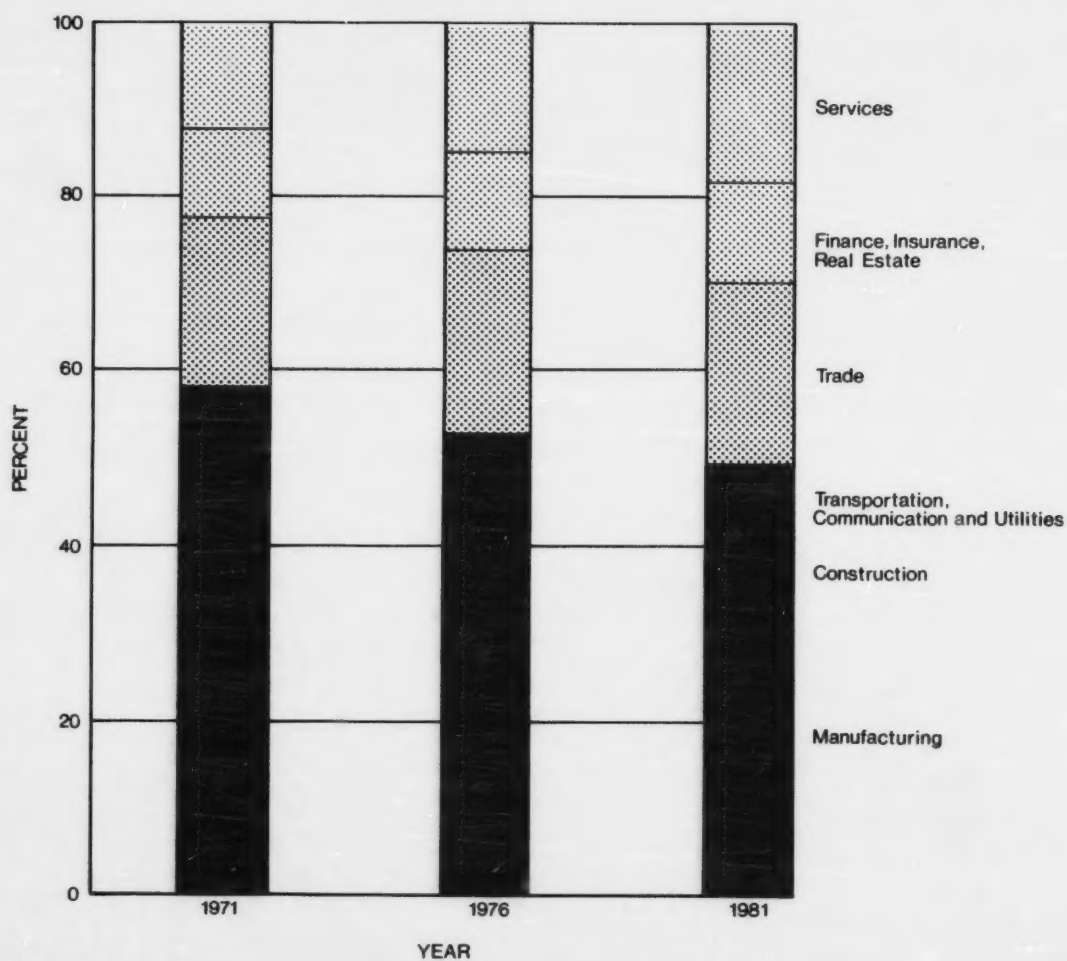
**Included starting April 1983.

N.B. This information is restricted to "larger firms" prior to 1983. Larger firms are defined as having 20 or more employees in any one month of the year.

Source: Statistics Canada, Cat. 72-002 "Employment Earnings and Hours".



EMPLOYMENT, TORONTO C.M.A. BY
SIX MAJOR EMPLOYMENT CLASSIFICATIONS
1971, 1976 AND 1981



SOURCE: STATISTICS CANADA CAT-72002
EMPLOYMENT EARNINGS AND HOURS

KEY FACTS



LABOUR FORCE, EMPLOYMENT AND ECONOMIC ACTIVITY

2.12

AVERAGE WEEKLY EARNINGS, TORONTO C.M.A. ANNUALLY 1971 PLUS

CATEGORIES	(April)														
	Average Weekly Earnings All Employees (\$)														
	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985
Manufacturing	150.12	164.33	172.89	184.64	211.94	239.99	262.21	279.46	304.47	330.51	370.91	415.37	431.65	455.11	481.85
Construction	204.88	234.38	247.13	273.13	298.96	321.88	368.35	384.45	417.66	455.20	496.78	530.23	510.15	529.01	564.65
Transportation, Communications and Other Utilities	162.13	177.61	193.39	201.17	234.29	262.61	287.71	311.70	337.54	382.94	426.18	487.06	502.15	553.85	569.84
Trade - Commerce	118.92	126.95	136.77	146.20	164.07	182.45	202.24	212.78	230.18	248.80	275.43	296.83	303.66	321.60	342.76
Finance, Insurance, and Real Estate	141.78	150.89	164.80	184.05	201.03	230.76	243.41	263.51	284.52	316.53	370.13	406.72	436.66	455.03	469.43
*Comm. Business and Pers. Service Ind.															
Service Producing Ind.	115.33	122.96	136.31	145.10	161.67	182.79	196.56	204.13	215.88	234.25	261.66	297.87	329.50	337.63	367.04
INDUSTRIAL COMPOSITE	143.48	155.17	165.46	177.24	200.12	224.93	245.44	259.63	280.03	305.58	342.66	381.16	381.14	401.63	427.21

*Included starting April 1983.

Source: Statistics Canada, Cat. 72-002, "Employment, Earnings and Hours".



**AVERAGE HOUSEHOLD INCOME BY TENURE AND SIX STRUCTURE TYPES
BY MUNICIPALITIES IN METROPOLITAN TORONTO, 1981**

		OWNED \$	RENTED \$	TOTAL \$
TORONTO	Single Detached	42,441	22,327	39,225
	Single Attached	28,753	20,393	26,972
	Row Housing	29,161	20,466	25,869
	Plexes	31,356	17,889	19,594
	Apartments	42,263	18,983	20,019
	Others	22,336	13,699	19,330
	ALL HHLDS.	35,259	18,983	25,613
YORK	Single Detached	27,837	20,635	27,170
	Single Attached	25,949	19,378	25,193
	Row Housing	22,429	23,593	23,211
	Plexes	25,248	15,838	17,006
	Apartments	30,980	17,286	19,231
	Others	-	-	-
	ALL HHLDS.	27,596	17,119	22,523
EAST YORK	Single Detached	30,120	24,180	29,711
	Single Attached	26,181	24,507	26,016
	Row Housing	30,581	29,880	30,116
	Plexes	25,135	16,936	17,536
	Apartments	26,793	20,548	21,065
	Others	28,000	7,100	15,580
	ALL HHLDS.	29,107	20,201	24,533
ETOBICOKE	Single Detached	38,173	27,478	37,709
	Single Attached	32,503	23,956	31,838
	Row Housing	32,523	22,004	26,129
	Plexes	26,066	17,753	18,525
	Apartments	31,398	21,963	23,765
	Others	23,549	-	23,549
	ALL HHLDS.	36,782	21,136	30,361
NORTH YORK	Single Detached	43,031	27,435	42,182
	Single Attached	32,507	25,571	32,049
	Row Housing	34,406	23,130	28,164
	Plexes	27,842	18,182	18,973
	Apartments	28,191	19,740	21,039
	Others	33,700	-	33,700
	ALL HHLDS.	38,720	20,014	29,725
SCARBOROUGH	Single Detached	35,732	27,300	35,315
	Single Attached	32,128	23,362	31,522
	Row Housing	31,582	25,515	29,561
	Plexes	25,222	18,644	19,259
	Apartments	26,486	16,651	17,733
	Others	24,342	30,142	26,281
	ALL HHLDS.	34,360	18,218	28,109

Source: Statistics Canada, Special Run 11, 1981 Census

KEY FACTS



LABOUR FORCE, EMPLOYMENT AND ECONOMIC ACTIVITY

2.14

TOTAL HOUSEHOLD INCOME BY AGE OF HOUSEHOLD HEAD, BY INCOME RANGE
AREA MUNICIPALITIES AND METROPOLITAN TORONTO, 1981

	INCOME RANGE	AGE UNDER 25	AGE 25-34	AGE 35-44	AGE 45-59	AGE 60+	TOTAL
TORONTO	Under 3,000	1,995	3,060	1,845	2,585	1,635	11,110
	3,000-4,999	1,395	1,865	975	1,810	3,155	9,195
	5,000-6,999	1,710	2,320	1,105	1,635	10,485	17,260
	7,000-9,999	2,120	3,940	1,805	2,275	7,150	17,290
	10,000-14,999	3,880	9,945	4,990	5,680	9,705	34,210
	15,000-19,999	2,520	11,075	5,725	6,750	6,245	32,310
	20,000-24,999	1,695	9,225	5,960	6,680	4,875	28,430
	25,000-34,999	1,595	12,210	8,795	10,150	6,720	39,465
	35,000-44,999	450	6,265	4,975	6,675	3,855	22,215
	45,000+	250	5,450	7,270	10,790	6,020	29,785
	TOTAL	17,600	65,350	43,440	55,030	59,845	241,270
YORK	Under 3,000	260	605	305	445	305	1,920
	3,000-4,999	190	315	150	245	740	1,635
	5,000-6,999	230	365	260	300	2,500	3,660
	7,000-9,999	395	730	430	555	1,745	3,855
	10,000-14,999	680	1,935	1,140	1,250	2,430	7,435
	15,000-19,999	470	2,090	1,345	1,735	1,390	7,030
	20,000-24,999	390	2,110	1,480	1,925	1,265	7,170
	25,000-34,999	355	2,585	2,285	3,065	1,450	9,740
	35,000-44,999	105	885	995	1,945	780	4,705
	45,000+	55	680	695	1,465	1,005	3,910
	TOTAL	3,115	12,300	9,090	12,935	13,620	51,055
EAST YORK	Under 3,000	160	305	155	315	220	1,155
	3,000-4,999	95	140	75	140	265	710
	5,000-6,999	140	240	125	135	1,780	2,420
	7,000-9,999	270	335	250	255	1,615	2,720
	10,000-14,999	625	1,395	725	965	2,490	6,200
	15,000-19,999	490	1,635	1,090	1,245	1,780	6,245
	20,000-24,999	385	1,535	1,210	1,230	1,380	5,745
	25,000-34,999	335	2,515	1,740	2,490	1,845	8,930
	35,000-44,999	70	1,125	905	1,355	850	4,300
	45,000+	30	735	875	1,515	945	4,095
	TOTAL	2,600	9,950	7,150	9,640	13,175	42,515
ETOBICOKE	Under 3,000	365	650	575	755	510	2,855
	3,000-4,999	190	410	255	340	730	1,925
	5,000-6,999	305	515	350	400	3,040	4,600
	7,000-9,999	470	555	475	665	2,605	4,775
	10,000-14,999	1,060	2,140	1,420	1,790	3,995	10,405
	15,000-19,999	925	2,870	2,050	2,660	3,255	11,765
	20,000-24,999	815	3,160	2,165	3,440	2,535	12,115
	25,000-34,999	1,030	5,440	4,875	8,025	4,135	23,530
	35,000-44,999	245	2,975	3,260	6,360	2,555	15,400
	45,000+	95	1,945	3,305	9,640	3,485	18,575
	TOTAL	5,525	20,665	18,730	34,080	26,910	105,945
NORTH YORK	Under 3,000	905	1,760	1,385	1,470	1,140	6,655
	3,000-4,999	460	830	595	785	1,395	4,070
	5,000-6,999	565	1,130	630	775	5,345	8,445
	7,000-9,999	1,135	1,890	1,305	1,340	4,195	9,860
	10,000-14,999	2,255	5,375	3,600	3,550	6,400	21,180
	15,000-19,999	1,865	6,140	4,325	5,225	4,650	22,200
	20,000-24,999	1,520	6,450	4,680	5,965	4,360	22,980
	25,000-34,999	1,770	10,055	8,990	12,780	6,495	40,085
	35,000-44,999	350	4,575	5,660	9,655	3,950	24,190
	45,000+	175	3,230	6,470	15,395	5,820	31,095
	TOTAL	11,010	41,425	37,640	56,925	43,750	190,750
SCARBOROUGH	Under 3,000	600	1,145	970	1,010	950	4,670
	3,000-4,999	450	705	400	565	1,450	3,555
	5,000-6,999	405	710	490	545	4,945	7,085
	7,000-9,999	595	1,160	780	975	2,805	6,315
	10,000-14,999	1,580	3,300	2,175	2,230	4,105	13,385
	15,000-19,999	1,395	4,405	2,840	3,210	2,950	14,805
	20,000-24,999	1,310	4,890	4,070	4,615	2,390	17,270
	25,000-34,999	1,615	9,845	8,845	10,270	3,865	34,435
	35,000-44,999	520	5,115	6,190	8,930	2,200	22,950
	45,000+	120	2,885	4,980	10,290	2,090	20,365
	TOTAL	8,585	34,140	31,740	42,630	27,740	144,840
METROPOLITAN TORONTO	Under 3,000	4,290	7,520	5,235	6,580	4,750	28,375
	3,000-4,999	2,770	9,260	2,445	3,885	7,730	21,095
	5,000-6,999	3,355	5,275	2,960	3,785	28,095	43,465
	7,000-9,999	4,975	8,610	5,045	6,065	20,120	44,815
	10,000-14,999	10,070	24,085	14,065	15,465	29,125	92,815
	15,000-19,999	7,670	28,210	17,370	20,825	20,275	94,350
	20,000-24,999	6,115	27,370	19,365	23,860	16,810	93,715
	25,000-34,999	6,725	42,650	35,525	46,770	24,515	156,190
	35,000-44,999	1,735	20,930	21,980	34,920	14,190	93,755
	45,000+	730	14,920	23,600	49,100	19,470	107,820
	TOTAL	48,435	183,825	147,795	211,240	185,080	776,380

Source: Statistics Canada, Special Run #12, 1981 Census

KEY FACTS

LABOUR FORCE, EMPLOYMENT
AND ECONOMIC ACTIVITY

INCOME BY FOUR TAX FILER CLASSES, BY SEVEN INCOME RANGES, BY FOUR AGES OF HEAD, METROPOLITAN TORONTO, 1981

METROPOLITAN TORONTO

INCOME RANGES	UNDER 25			25-34			35-59			60 Plus			TOTAL		
	#	%	% -	#	%	% -	#	%	% -	#	%	% -	#	%	% -
UNDER \$5,000	80773	38.0	59.0	20088	9.3	14.0	24626	7.0	17.1	16166	9.0	9.9	16363	15.1	100.0
\$5,000-\$9,999	42334	28.0	43.4	24950	11.6	18.2	32815	6.3	16.2	27762	17.6	20.2	13731	12.2	100.0
\$10,000-\$14,999	25331	11.5	31.9	34200	15.8	25.3	32481	9.2	24.0	26162	16.5	19.3	13518	14.2	100.0
\$15,000-\$24,999	1763	0.8	3.9	38974	18.4	30.3	31461	23.1	39.1	38046	29.1	18.2	20816	22.0	100.0
\$25,000-\$34,999	1763	0.8	1.6	28732	11.5	22.4	44853	14.8	33.7	21956	13.9	13.3	16363	13.1	100.0
\$35,000-\$49,999	1460	0.2	0.6	9509	4.4	13.4	44462	13.2	65.5	14207	9.7	32.9	10449	11.6	100.0
\$50,000 PLUS	222799	100.0	23.5	215974	100.0	22.7	352933	100.0	37.2	157980	100.0	16.4	949486	100.0	100.0
MEAN TOTAL INCOME	8727			21903			32042			23525			23183		
MARRIED COUPLES															
UNDER \$5,000	987	8.6	9.8	1902	5.6	18.9	3838	4.9	38.2	3320	4.5	33.1	10087	5.1	100.0
\$5,000-\$9,999	1319	11.5	8.4	1959	5.7	12.5	3894	4.9	26.8	8534	11.5	34.3	12706	7.9	100.0
\$10,000-\$14,999	1878	16.2	12.9	2879	7.2	13.5	4976	6.3	27.1	9261	12.4	50.5	18344	9.2	100.0
\$15,000-\$24,999	3128	27.2	7.2	7936	23.9	14.4	10729	18.7	36.7	18469	28.8	43.3	42438	21.3	100.0
\$25,000-\$34,999	3097	27.0	7.2	7936	23.9	14.4	10729	18.7	36.7	18469	28.8	43.3	42438	21.3	100.0
\$35,000-\$49,999	1205	10.5	3.0	3393	27.5	23.3	10956	26.1	41.9	13786	18.5	32.2	26760	20.2	100.0
\$50,000 PLUS	11466	100.0	5.8	36228	100.0	17.2	78787	100.0	39.6	76388	100.0	37.4	198869	100.0	100.0
MEAN TOTAL INCOME	21156			31811			37090			32844			33674		
TWO PARENT FAMILIES															
UNDER \$5,000	283	6.1	7.3	1190	2.2	30.7	2125	1.4	56.0	234	3.3	6.0	3882	1.8	100.0
\$5,000-\$9,999	470	10.2	7.6	2051	3.7	33.4	3239	2.2	52.7	391	5.5	6.3	4148	2.9	100.0
\$10,000-\$14,999	803	17.2	4.3	3022	6.9	32.4	6491	4.8	55.3	636	9.0	5.8	11732	5.4	100.0
\$15,000-\$24,999	1907	40.9	4.3	1388	3.1	28.8	2454	1.8	60.4	1669	23.5	3.8	44025	20.4	100.0
\$25,000-\$34,999	980	21.0	1.6	17705	32.1	22.4	41100	27.7	74.8	1310	18.0	2.6	61421	28.5	100.0
\$35,000-\$49,999	205	4.4	0.4	12328	22.3	12.6	27849	18.7	83.5	1283	18.0	3.8	33353	15.5	100.0
\$50,000 PLUS	18	0.4	0.1	4203	7.6	12.6	148571	100.0	68.9	7110	100.0	3.3	215500	100.0	100.0
TOTAL	4663	100.0	2.2	55160	100.0	25.4									
MEAN TOTAL INCOME	19278			30461			40195			38979			37211		
SINGLE PARENT FAMILIES															
UNDER \$5,000	2580	49.8	22.1	4052	25.3	34.8	4813	17.2	41.3	213	22.0	1.8	11658	23.3	100.0
\$5,000-\$9,999	1186	22.1	14.4	3678	22.4	35.5	3199	11.5	45.8	166	17.2	2.3	6989	13.9	100.0
\$10,000-\$14,999	963	18.4	9.8	3678	22.4	32.6	4813	17.2	41.3	157	16.2	1.6	9787	19.5	100.0
\$15,000-\$24,999	470	9.1	3.2	4720	29.8	32.6	9351	32.9	51.0	137	14.2	1.6	14581	29.1	100.0
\$25,000-\$34,999	21	0.4	0.5	902	5.6	19.9	3699	12.5	77.8	106	10.4	2.6	4523	9.0	100.0
\$35,000-\$49,999	0	0.0	0.0	168	1.1	9.9	1477	5.3	86.8	56	5.8	3.3	1701	3.4	100.0
\$50,000 PLUS	3180	100.0	10.5	16043	100.0	32.0	27956	100.0	55.8	948	100.0	1.9	50147	100.0	100.0
MEAN TOTAL INCOME	6428			12300			18085			17389			15016		
INDIVIDUALS															
UNDER \$5,000	80923	40.2	68.5	12944	11.7	11.0	13800	14.1	11.7	10399	13.8	8.8	118046	24.3	100.0
\$5,000-\$9,999	59622	29.5	54.2	28325	21.9	22.0	11853	12.1	11.0	18671	24.7	17.2	101388	22.4	100.0
\$10,000-\$14,999	39081	19.4	40.9	28325	21.9	36.2	31009	31.8	22.1	15108	21.3	16.9	95455	19.7	100.0
\$15,000-\$24,999	19832	9.8	18.4	12320	9.5	35.2	14614	15.0	41.8	6482	8.4	18.5	107370	22.1	100.0
\$25,000-\$34,999	1563	0.8	4.3	2863	2.6	21.1	7022	7.2	51.8	3330	3.8	24.5	13567	2.8	100.0
\$35,000-\$49,999	352	0.2	2.6	874	0.8	11.9	3298	3.4	44.9	2832	3.8	38.6	7338	1.5	100.0
\$50,000 PLUS	201487	100.0	41.5	110343	100.0	22.8	97619	100.0	20.1	73514	100.0	15.6	485163	100.0	100.0
TOTAL															
MEAN TOTAL INCOME	7834			15963			19555			17152			13495		

Source: Revenue Canada
Taxation

KEY FACTS



LABOUR FORCE, EMPLOYMENT AND ECONOMIC ACTIVITY

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BUILDING PERMITS BY TYPE AND VALUE, METROPOLITAN TORONTO MUNICIPALITIES AND REGIONS
1981-1985 (THOUSANDS OF DOLLARS)

AREA		RESIDENTIAL	INDUSTRIAL	COMMERCIAL	INSTITUTIONAL	TOTAL
TORONTO	81	246,458	12,557	198,502	44,520	502,037
	82	136,544	21,303	345,096	44,003	546,946
	83	164,122	19,474	253,504	97,965	535,065
	84	131,506	13,033	314,410	55,016	513,965
	85	187,578	22,776	312,000	65,488	587,842
YORK	81	26,982	3,182	3,093	385	33,642
	82	14,695	547	3,166	7,218	25,626
	83	8,484	1,131	2,556	3,219	15,390
	84	21,998	2,418	3,574	1,746	29,736
	85	15,394	1,040	2,126	691	19,251
EAST YORK	81	5,779	10,687	1,275	870	18,611
	82	8,037	3,641	1,435	662	13,775
	83	5,449	2,397	1,659	935	10,440
	84	13,600	5,617	3,203	733	23,153
	85	14,151	2,862	4,837	7,053	28,903
ETOBICOKE	81	126,251	12,330	70,815	1,886	211,282
	82	54,502	13,777	32,374	8,475	109,128
	83	64,485	16,382	22,552	18,227	121,646
	84	37,656	29,244	120,075	17,476	204,451
	85	94,898	20,801	74,940	5,450	196,089
NORTH YORK	81	160,912	64,087	92,239	17,242	334,480
	82	159,328	33,070	83,652	22,640	298,690
	83	143,550	17,633	72,305	14,510	247,998
	84	111,456	26,169	169,228	24,186	331,039
	85	106,230	32,903	230,416	29,364	398,913
SCARBOROUGH	81	174,543	53,740	59,094	17,160	304,537
	82	155,901	30,791	48,997	11,744	247,433
	83	276,932	46,920	73,770	102,019	499,641
	84	199,672	38,207	41,071	28,520	307,470
	85	326,985	35,973	110,204	22,342	495,504
METROPOLITAN TORONTO	81	740,925	156,583	425,018	82,063	1,404,589
	82	529,007	103,129	514,720	94,742	1,241,598
	83	663,022	103,937	426,346	236,875	1,430,180
	84	515,888	114,688	651,561	127,677	1,409,814
	85	745,236	116,355	734,523	130,388	1,726,502
DURHAM	81	142,855	45,367	20,173	24,523	232,918
	82	135,442	19,476	55,259	23,125	233,302
	83	176,536	11,298	17,686	24,028	229,548
	84	189,407	79,529	44,022	8,377	321,335
	85	296,322	80,671	30,730	12,306	410,029
YORK	81	386,243	28,358	88,314	11,853	514,768
	82	229,190	35,396	48,355	21,400	334,341
	83	447,265	39,572	51,806	29,101	567,744
	84	543,639	77,507	107,016	30,998	759,160
	85	797,270	73,120	258,359	25,886	1,154,635
PEEL	81	523,653	108,568	181,201	17,292	830,714
	82	257,939	64,625	58,017	34,396	414,977
	83	378,396	41,042	56,948	79,960	556,346
	84	361,225	54,669	170,728	31,404	668,026
	85	559,980	110,069	267,181	22,705	959,935
HALTON	81	106,752	25,256	40,826	5,637	179,071
	82	57,593	8,872	16,724	6,370	89,559
	83	97,228	8,064	15,824	10,608	131,724
	84	117,548	18,049	36,790	11,703	184,090
	85	195,760	25,164	53,287	36,283	310,494
EXTERNAL SECTOR (FOUR REGIONS)	81	1,159,503	208,149	330,514	59,305	1,757,471
	82	680,164	128,369	178,355	85,291	1,072,179
	83	1,099,425	99,976	142,264	143,697	1,485,362
	84	1,211,819	229,754	358,556	132,482	1,932,611
	85	1,849,332	289,024	629,557	97,180	2,865,093
METROPOLITAN REGION (FOUR REGIONS PLUS METROPOLITAN TORONTO)	81	1,900,428	364,732	755,532	141,368	3,162,060
	82	1,209,171	231,498	693,075	180,033	2,313,777
	83	1,762,447	203,913	568,610	380,572	2,915,542
	84	1,727,707	344,442	1,010,117	260,159	3,342,425
	85	2,594,568	405,379	1,364,080	227,568	4,591,595

Source: Statistics Canada - Catalogue 64-203

METROPOLITAN TORONTO PLANNING DEPARTMENT

APRIL 1986

HOUSING AND HOUSEHOLDS



3. HOUSING AND HOUSEHOLDS

Housing starts in Metropolitan Toronto averaged 22,000 annually in the 1960's, decreased to 16,000 in the first half of the 1970's and dropped further in the latter half to 11,000. In the first three years of the 1980's, starts averaged 9,000 annually, dipped in 1984 to approximately 6,000 and then rose up in 1985 to the level of the early 1980's. The Metropolitan Region in the last five years of the 1970's has been averaging 28,000 housing starts yearly and has also begun to experience a slowdown averaging 25,000 annually in the first half of the 1980's. This reflects a number of adverse factors in the housing market including higher interest rates which have shown some decline in the mid-1980's.

Within Metropolitan Toronto in 1984, the City of Toronto, which has 31.3% of all households, contains 14.0% of the single detached stock, 38.6% of the single attached and 31.5% of the rental apartments. The outer three municipalities have the highest concentration of single detached being 20.7%, 25.3% and 27.1% of total single detached for Etobicoke, North York and Scarborough respectively.

Households by housing type in Metropolitan Toronto in 1984 shows apartments represent the greatest proportion with 34.8%, followed by single detached with 31.3%, single attached with 11.2%, plexes with 10.9%, condominiums with 8.3% and rooming houses with 0.2%.

Household size in Metropolitan Toronto dropped from 3.76 in 1961 to 3.32 in 1971, and 2.71 in 1981 and for the Metropolitan Region dropped from 3.78 in 1961 to 3.39 in 1971 and 2.86 in 1981. The inventory of assisted housing in relation to the municipal total housing stock shows the greatest concentration in Scarborough, 8.5%, followed by Toronto, 6.8% and North York and York, 6.3%.

The household distribution by size in 1984 was 26.8% one person, 31.2% two person, 15.7% three person, 15.2% four person, 7.2% five person, 2.6% six person, 0.9% seven person and 0.5% eight plus person households.

The more detailed description of these characteristics are contained in the Tables on pages 3.1 to 3.7.



**DWELLING STARTS AND COMPLETIONS,
AREA MUNICIPALITIES, METROPOLITAN TORONTO AND REGIONS
1976, ANNUALLY 1981 PLUS**

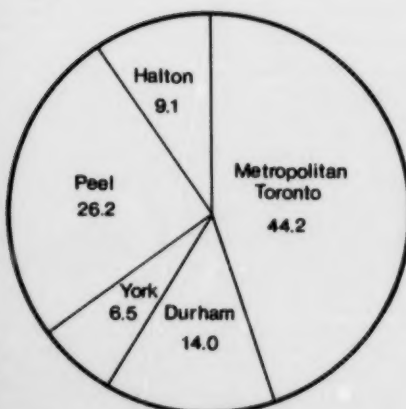
AREA	Starts						Completions					
	1976	1981	1982	1983	1984	1985	1976	1981	1982	1983	1984	1985
Toronto	2,146	2,266	1,955	2,618	1,504	3,081	2,659	2,486	3,084	2,434	2,062	1,975
York	509	234	724	35	200	334	1,317	656	524	606	54	186
East York	110	19	149	19	273	126	252	26	21	150	20	271
Etobicoke	1,178	1,749	793	1,070	423	1,195	2,000	1,131	1,691	497	929	476
North York	2,217	2,053	2,162	1,262	863	1,143	3,830	2,114	1,569	1,970	1,794	745
Scarborough	5,498	2,714	2,674	4,539	2,636	3,303	4,759	2,433	1,742	5,354	3,425	2,615
Metropolitan Toronto	11,658	9,035	8,457	9,543	5,899	9,202	14,817	8,846	8,631	11,011	8,284	6,268
Durham	5,494	2,919	2,141	3,088	2,809	3,644	4,712	1,707	1,844	3,761	2,978	2,788
York (p)	1,738	5,653	3,307	5,873	6,026	8,271	2,198	3,074	3,936	5,352	6,086	6,257
Peel	10,050	9,023	5,346	7,308	4,965	6,089	8,786	6,127	7,163	6,702	7,293	5,176
Halton	2,355	2,066	1,030	1,349	1,815	2,700	3,041	2,035	1,242	1,584	1,569	2,010
External Sector (Four Regions)	19,637	19,661	11,824	17,618	15,615	20,704	18,737	14,943	14,185	17,399	17,926	16,231
Metropolitan Region (Five Regions)	31,295	28,696	20,281	27,161	21,514	29,906	33,554	23,789	22,816	28,410	26,210	22,499

NOTE: (p) = partial - excludes Georgina

Sources: Canada Mortgage and Housing Corporation,
Monthly Ontario Housing Market Reports

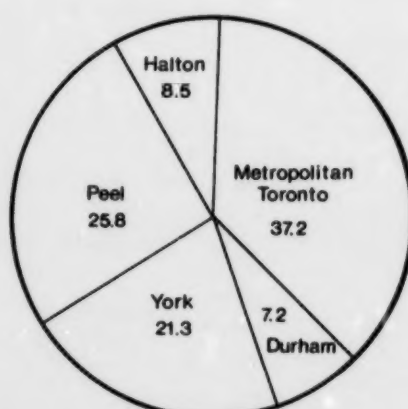
COMPLETIONS

1976



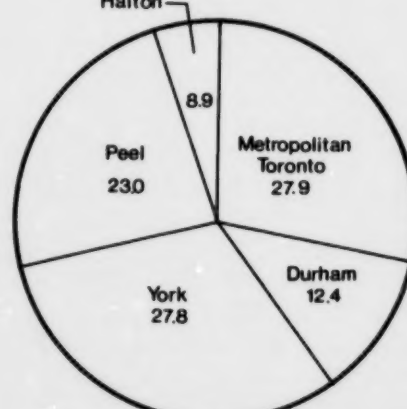
33,554 (100.0%)

1981



23,789 (100.0%)

1985



22,499 (100.0%)

KEY FACTS



HOUSING AND HOUSEHOLDS

3.2

PERSONS AND OCCUPIED UNITS BY TENURE, BY SIX MAJOR HOUSING GROUPS
AREA MUNICIPALITIES AND METROPOLITAN TORONTO, 1984

	HOUSING UNITS						PERSONS						PERSONS PER UNIT					
	OWNED			RENTED			OWNED			RENTED			OWNED			RENTED		
	#	%		#	%		#	%		#	%		#	%		#	%	
TORONTO																		
Single Detached	32,142	90.1		3,515	9.9	35,657	100.0	100.0		10,646	100.0	100.0	104,844	100.0	100.0	2,991	3.17	2.94
Single Attached	29,343	83.6		5,721	16.4	35,064	100.0	100.0		11,139	100.0	100.0	104,844	100.0	100.0	2,991	3.17	2.94
Row/Apt. Condo	4,719	13.2		6,203	16.4	10,922	100.0	100.0		11,139	100.0	100.0	104,844	100.0	100.0	2,991	3.17	2.94
Plexes	29,271	83.2		6,203	16.4	10,922	100.0	100.0		11,139	100.0	100.0	104,844	100.0	100.0	2,991	3.17	2.94
Apartment	44	0.0		89,255	100.0	89,255	100.0	100.0		77,332	85.5	100.0	170,071	100.0	100.0	3,117	2.90	2.91
Col. & Other	2,009	9.6		18,990	90.4	20,999	100.0	100.0		50,559	89.0	100.0	56,836	100.0	100.0	3,117	2.90	2.91
TOTAL	97,528	38.3		137,562	61.7	235,090	100.0	100.0		309,999	51.9	100.0	599,171	100.0	100.0	2,944	1.97	2.30
YORK																		
Single Detached	16,670	92.8		1,288	7.2	17,958	100.0	100.0		4,082	7.6	100.0	51,371	100.0	100.0	2,944	1.97	2.30
Single Attached	4,125	89.8		469	10.2	4,594	100.0	100.0		1,628	10.7	100.0	11,4	100.0	100.0	2,944	1.97	2.30
Row/Apt. Condo	2,358	78.2		658	21.8	3,016	100.0	100.0		1,628	10.7	100.0	11,4	100.0	100.0	2,944	1.97	2.30
Plexes	2,942	41.3		6,177	58.7	9,119	100.0	100.0		10,096	52.2	100.0	19,327	100.0	100.0	2,944	1.97	2.30
Apartment	7	0.0		19,082	100.0	19,089	100.0	100.0		34,966	100.0	100.0	34,966	100.0	100.0	2,944	1.97	2.30
Col. & Other	310	18.6		1,355	81.4	1,665	100.0	100.0		1,665	100.0	100.0	1,665	100.0	100.0	2,944	1.97	2.30
TOTAL	26,412	49.4		27,029	50.6	53,441	100.0	100.0		56,613	42.2	100.0	133,733	100.0	100.0	2,944	1.97	2.30
EAST YORK																		
Single Detached	13,998	93.9		909	6.1	14,907	100.0	100.0		2,714	7.0	100.0	38,562	100.0	100.0	2,944	1.97	2.30
Single Attached	3,203	90.0		389	10.0	3,592	100.0	100.0		1,292	11.4	100.0	11,290	100.0	100.0	2,944	1.97	2.30
Row/Apt. Condo	1,318	52.6		1,215	47.4	2,533	100.0	100.0		2,497	88.3	100.0	3,001	100.0	100.0	2,944	1.97	2.30
Plexes	1,318	52.6		1,215	47.4	2,533	100.0	100.0		2,497	88.3	100.0	3,001	100.0	100.0	2,944	1.97	2.30
Apartment	18	12.9		664	87.1	682	100.0	100.0		359	12.6	100.0	359	100.0	100.0	2,944	1.97	2.30
Col. & Other																		
TOTAL	20,634	47.3		22,728	52.7	43,362	100.0	100.0		44,952	43.8	100.0	98,248	100.0	100.0	2,944	1.97	2.30
ETOBICOKE																		
Single Detached	50,334	95.6		2,329	4.4	52,663	100.0	100.0		7,545	14.3	100.0	164,259	100.0	100.0	3,103	3.20	3.11
Single Attached	3,462	29.8		2,390	40.2	5,852	100.0	100.0		3,462	23.0	100.0	25,111	100.0	100.0	3,103	3.20	3.11
Row/Apt. Condo	1,037	23.2		3,504	76.8	4,541	100.0	100.0		3,462	23.0	100.0	25,111	100.0	100.0	3,103	3.20	3.11
Plexes	246	0.7		34,050	99.3	34,296	100.0	100.0		69,715	99.3	100.0	70,237	100.0	100.0	3,103	3.20	3.11
Apartment	330	18.2		1,484	81.8	1,814	100.0	100.0		6,582	82.2	100.0	5,574	100.0	100.0	3,103	3.20	3.11
Col. & Other																		
TOTAL	64,149	38.3		45,928	61.7	110,077	100.0	100.0		104,582	35.1	100.0	298,122	100.0	100.0	3,022	2.28	2.71
NORTH YORK																		
Single Detached	61,032	94.5		3,564	5.5	64,596	100.0	100.0		12,028	5.7	100.0	210,397	100.0	100.0	3,253	3.37	3.26
Single Attached	18,337	74.8		6,237	25.2	24,574	100.0	100.0		16,640	27.7	100.0	60,281	100.0	100.0	3,253	3.37	3.26
Row/Apt. Condo	18,056	76.1		5,671	23.9	23,727	100.0	100.0		16,640	27.7	100.0	60,281	100.0	100.0	3,253	3.37	3.26
Plexes	1,550	31.5		3,374	68.5	4,924	100.0	100.0		8,308	65.6	100.0	12,673	100.0	100.0	2,882	2.46	2.57
Apartment	117	4.7		75,752	100.0	75,764	100.0	100.0		165,563	100.0	100.0	165,563	100.0	100.0	1,799	2.19	2.19
Col. & Other																		
TOTAL	99,306	50.6		96,944	49.4	196,250	100.0	100.0		336,633	43.0	100.0	555,276	100.0	100.0	3,199	2.46	2.83
SCARBOROUGH																		
Single Detached	65,558	95.0		3,480	5.0	69,038	100.0	100.0		12,592	5.6	100.0	223,402	100.0	100.0	3,222	3.62	3.24
Single Attached	12,836	77.2		3,801	22.8	16,637	100.0	100.0		14,743	25.3	100.0	57,868	100.0	100.0	3,366	3.88	3.48
Row/Apt. Condo	6,413	48.3		5,352	31.7	11,765	100.0	100.0		15,948	35.3	100.0	45,183	100.0	100.0	2,455	2.88	2.59
Plexes	6,413	48.3		5,352	31.7	11,765	100.0	100.0		15,948	35.3	100.0	45,183	100.0	100.0	2,455	2.88	2.59
Apartment	32	0.1		45,148	99.9	45,180	100.0	100.0		9,842	9.8	100.0	9,842	100.0	100.0	2,004	2.17	2.17
Col. & Other	87	11.9		717	88.1	804	100.0	100.0		9,842	9.8	100.0	9,842	100.0	100.0	2,004	2.17	2.17
TOTAL	94,667	60.8		61,028	39.2	155,695	100.0	100.0		152,517	33.9	100.0	449,372	100.0	100.0	3,149	2.50	2.89
METROPOLITAN TORONTO																		
Single Detached	239,934	90.1		15,087	5.9	255,021	100.0	100.0		50,170	6.3	100.0	795,235	100.0	100.0	3,111	3.32	3.12
Single Attached	71,906	79.0		19,037	21.0	90,943	100.0	100.0		32,516	22.9	100.0	160,537	100.0	100.0	3,288	3.47	3.36
Row/Apt. Condo	40,403	45.7		20,495	30.4	60,898	100.0	100.0		52,635	32.7	100.0	160,537	100.0	100.0	2,455	2.88	2.59
Plexes	40,403	45.7		20,495	30.4	60,898	100.0	100.0		52,635	32.7	100.0	160,537	100.0	100.0	2,455	2.88	2.59
Apartment	350	0.1		282,916	99.9	283,266	100.0	100.0		544,560	99.9	100.0	544,560	100.0	100.0	2,009	1.92	1.93
Col. & Other	2,561	10.4		25,374	89.6	27,935	100.0	100.0		79,076	89.6	100.0	88,298	100.0	100.0	3,111	3.32	3.12
TOTAL	402,496	49.5		411,099	50.5	813,595	100.0	100.0		907,064	42.5	100.0	2,131,942	100.0	100.0	3,044	2.21	2.62

Sources: Housing Data Bank
Report Program P4.50



**HOUSEHOLD SIZE AND FAMILY SIZE
METROPOLITAN TORONTO, REGIONS, ONTARIO AND CANADA
QUINQUENNALLY 1961 PLUS**

Area		1961	1966	1971	1976	1981
METROPOLITAN TORONTO	PPH*	3.76	3.64	3.32	2.98	2.71
	PPF**	NA	NA	4.03	3.93	3.12
DURHAM	PPH	3.77	3.79	3.23	3.36	3.08
	PPF	4.11	4.20	3.62	3.86	3.31
YORK	PPH	3.86	3.90	3.71	3.47	3.22
	PPF	NA	NA	4.07	3.87	3.35
PEEL	PPH	3.89	3.95	3.72	3.43	3.23
	PPF	4.02	4.15	4.01	3.85	3.38
HALTON	PPH	3.88	3.91	3.67	3.36	3.08
	PPF	4.07	4.18	4.00	3.82	3.33
EXTERNAL SECTOR (4 Regions)	PPH	3.84	3.88	3.57	3.40	3.16
	PPF	NA	NA	3.91	3.85	3.35
METROPOLITAN REGION (5 Regions)	PPH	3.78	3.70	3.39	3.11	2.86
	PPF	3.94	4.06	4.00	3.90	3.21
ONTARIO	PPH	3.80	3.71	3.46	3.14	2.85
	PPF	3.64	3.71	3.59	3.39	3.22
CANADA	PPH	4.00	3.86	3.57	3.21	2.87
	PPF	3.88	3.91	3.72	3.45	3.26

* PPH- Persons per Household

** PPF - Persons per Family

Persons in Households/Total Number of Households

Persons in Families/Total Number of Families in Private Households

Source: Statistics Canada

KEY FACTS



HOUSING AND HOUSEHOLDS

3.4

INVENTORY OF ASSISTED* HOUSING, BY MUNICIPALITY IN METROPOLITAN TORONTO, 1985

Municipality	Municipal Non-Profit M.T.H.C. (Family & Mixed)	Private Non-Profit Cityhome	Co-operatives	Rent Supplement	Public Housing M.T.H.C. (Senior)	M.T.H.A.	Total	
Toronto	209	1,697	577	681	1,317	3,524	9,215	17,220
York	121	0	201	125	152	1,310	1,439	3,348
East York	0	0	94	16	80	200	304	694
Etobicoke	408	0	201	48	59	1,793	2,907	5,416
North York	44	0	134	84	689	4,477	7,007	12,435
Scarborough	41	0	306	439	435	3,883	8,137	13,241
Total	823	1,697	1,513	1,393	2,732	15,187	29,009	52,354

*R.G.I. Rent-Geared-to-Income Units

NOTE: M.T.H.C. - Metropolitan Toronto Housing Company Ltd.
M.T.H.A. - Metropolitan Toronto Housing Authority

Source: Metropolitan Toronto Planning Department, Policy Division

KEY FACTS



HOUSING AND HOUSEHOLDS

HOUSEHOLDS IN RENT-GEARED-TO-INCOME UNITS AND PROPORTION AREA MUNICIPALITIES OF METROPOLITAN TORONTO TOTALS, 1985

	Under 60 Hhld.	Family/Mixed R.G.I.	% R.G.I. of Under 60 Hhld.	60+ Hhld.	Senior R.G.I.	% R.G.I. of 60+ Hhld.	Total Hhld.	Total R.G.I.	% R.G.I. of Total Hhld.
Toronto # %	193,818 31.7	7,562 30.9	3.9	61,072 30.4	9,638 35.0	15.8	254,890 31.3	17,220 33.1	6.8
York # %	38,689 6.3	874 3.6	2.3	14,752 7.3	2,474 9.0	16.8	53,441 6.6	3,348 6.4	6.3
East York # %	30,136 4.9	164 0.7	0.5	13,006 6.5	530 1.9	4.1	43,162 5.3	694 1.3	1.6
Etobicoke # %	79,041 12.9	2,621 10.8	3.4	31,036 15.4	2,493 9.0	8.0	110,077 13.5	5,144 9.9	4.7
North York # %	146,294 23.9	6,975 28.5	4.8	49,976 24.8	5,460 19.8	10.9	196,270 24.1	12,435 23.9	6.3
Scarborough # %	124,433 20.3	6,221 25.5	5.1	31,322 15.6	6,990 25.3	22.3	155,755 19.2	13,241 25.4	8.5
METROPOLITAN TORONTO # %	612,431 100.0	24,477 100.0	4.0	201,164 100.0	27,605 100.0	13.7	813,595 100.0	52,082 100.0	6.4

NOTE: R.G.I. - Rent-Geared-to-Income
R.G.I. data 1985; Household data 1984

Source: Metropolitan Toronto Planning Department
Policy Division
Report Program P4.31

KEY FACTS



HOUSING AND HOUSEHOLDS

3.6

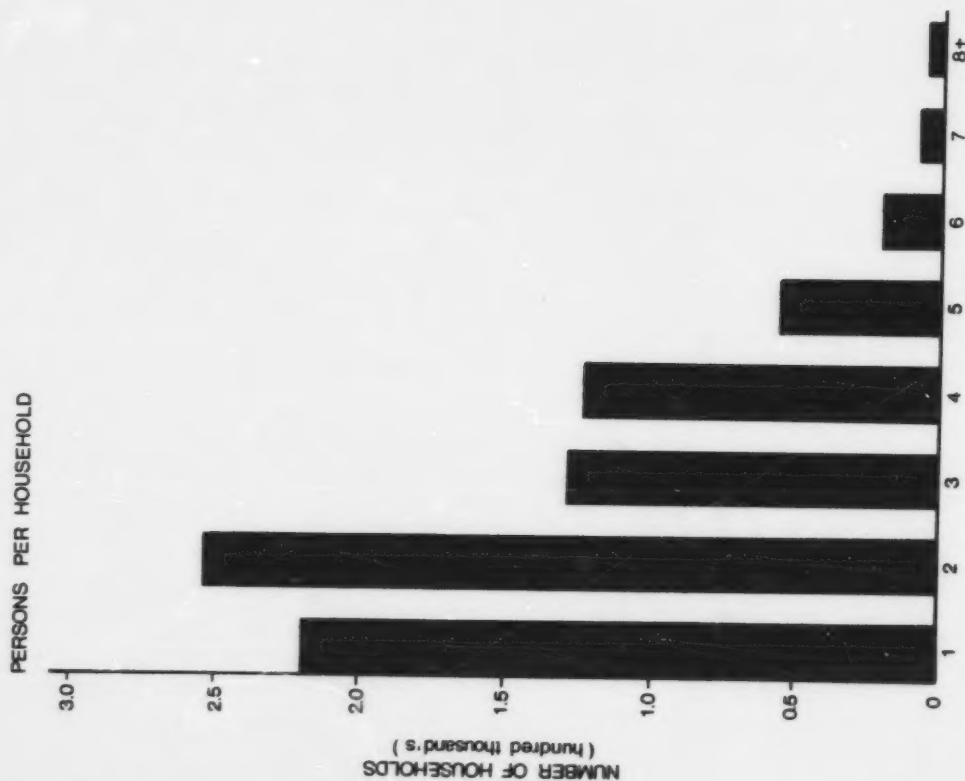
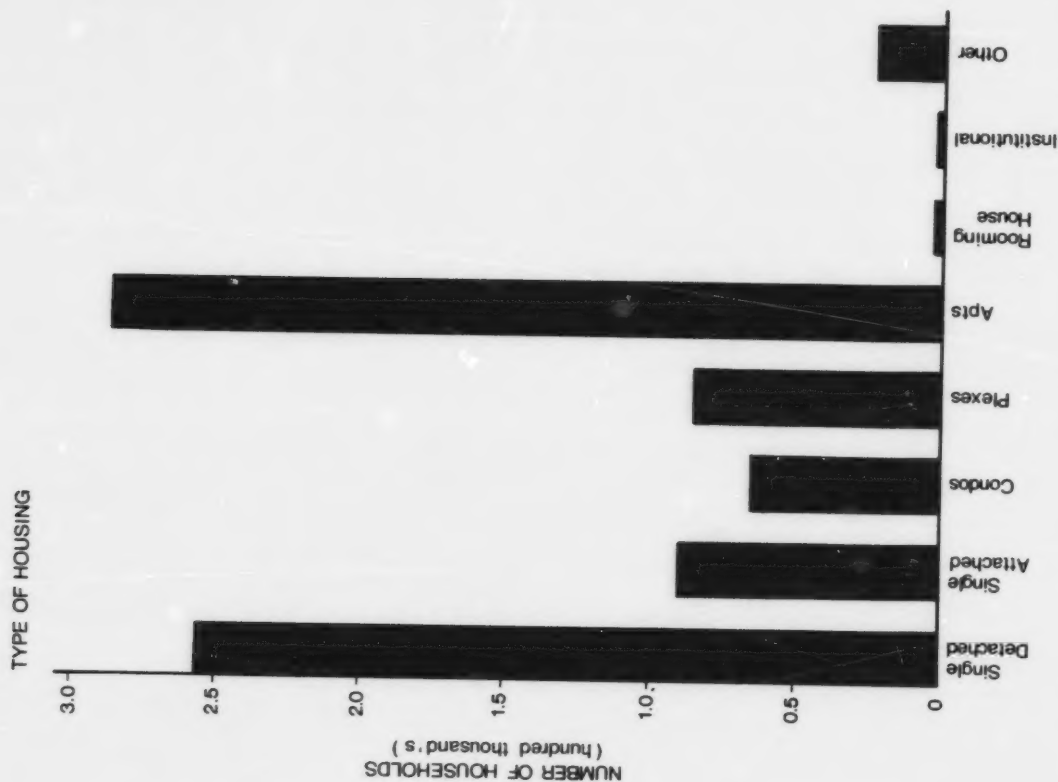
METROPOLITAN TORONTO HOUSEHOLD SIZE AND TYPE CHARACTERISTICS, 1984

TYPE	HOUSEHOLDS BY NUMBER OF PERSONS								TOTAL
	1	2	3	4	5	6	7	8+	
Single Detached	26,128 10.2 %	81,099 31.8 %	48,201 18.9 %	57,000 22.4 %	28,188 11.1 %	9,898 3.9 %	3,081 1.2 %	1,426 0.6 %	255,021 100.0 31.3
Single Attached	9,064 10.0 %	22,885 23.2 %	17,265 19.0 %	21,738 23.9 %	12,326 13.6 %	5,040 5.5 %	1,725 1.9 %	920 1.0 %	90,963 100.0 11.2
Condominiums	19,091 28.3 %	24,573 36.4 %	10,295 15.3 %	8,463 12.5 %	3,322 4.9 %	1,147 1.7 %	365 0.5 %	181 0.3 %	67,437 100.0 8.3
Plexes	22,507 25.5 %	27,028 30.6 %	14,728 16.7 %	12,858 14.5 %	6,431 7.3 %	2,815 3.2 %	1,198 1.4 %	808 0.9 %	88,373 100.0 10.9
Apartments	129,122 45.6 %	90,161 31.8 %	33,799 11.9 %	20,826 7.4 %	6,779 2.4 %	1,889 0.7 %	485 0.2 %	205 0.1 %	283,266 100.0 34.8
Rooming House	947 55.9 %	286 16.9 %	99 5.8 %	87 5.1 %	60 3.5 %	38 2.2 %	45 2.7 %	133 7.8 %	1,695 100.0 0.2
Institutional	664 45.4 %	394 27.0 %	78 5.3 %	59 4.0 %	25 1.7 %	16 1.1 %	15 1.0 %	210 14.4 %	1,461 100.0 0.2
Other	10,537 41.5 %	7,715 30.4 %	3,141 12.4 %	2,340 9.2 %	1,052 4.1 %	368 1.5 %	138 0.5 %	88 0.3 %	25,379 100.0 3.1
TOTAL	218,060 26.8 %	254,141 31.2 %	127,606 15.7 %	123,371 15.2 %	58,183 7.2 %	21,211 2.6 %	7,052 0.9 %	3,971 0.5 %	813,595 100.0 100.0

KEY FACTS



HOUSING AND HOUSEHOLDS



METROPOLITAN TORONTO HOUSEHOLD SIZE AND TYPE CHARACTERISTICS, 1984

SOURCE: P4.90, HOUSING DATA BANK
METROPOLITAN TORONTO PLANNING DEPARTMENT
RESEARCH DIVISION

COMMERCIAL FLOOR SPACE
INVENTORY

4. COMMERCIAL FLOOR SPACE INVENTORY

Office floor space in Metropolitan Toronto has grown dramatically from 3,307,220 square metres in 1971 to 8,503,321 square metres in 1985. This represents an average of 371,150 square metres per annum and a 157.1% increase for the 14 year period.

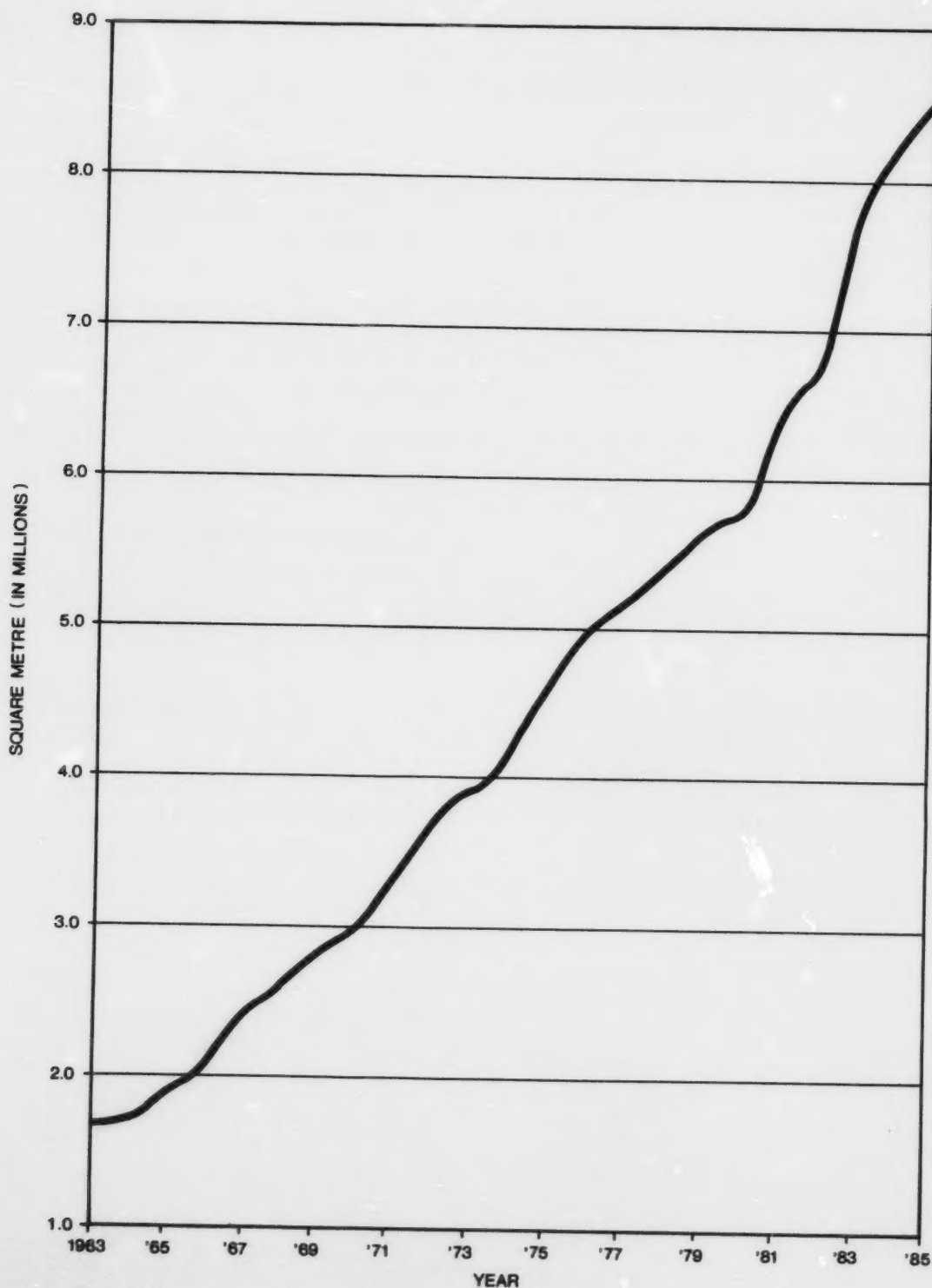
During that period the downtown districts increased 105.8% from 1,887,957 square metres to 3,885,985 square metres. In the same period the midtown districts increased from 770,503 square metres to 1,477,095 square metres, a 91.7% increase. The suburban districts increased from 648,760 square metres to 3,140,241 square metres, a 384.0% increase. Therefore, the suburban percentage growth of office space was the largest by a considerable margin.

In 1976 Metropolitan Toronto had 70.3% of the Metropolitan Region retail floor space which declined to 64.2% in 1983. However, Metropolitan Toronto grew from 4,085,900 square metres to 5,284,200 square metres, an increase of 1,198,300 square metres.

Metropolitan Toronto's industrial floor space increased from 22,760,600 square metres in 1977 to 27,402,600 square metres in 1985, an increase of 580,250 square metres per year or 2.5% average annual growth.

In 1986 the size distribution of office floor space in Metropolitan Toronto was 5.4% in range 900-2,000 square metres, 25.7% in range 2,001-10,000 square metres, 59.5% in range 10,001-100,000 square metres, and 9.4% in the range 100,001 square metres plus. The average floor area per employed was 25.3 square metres. Toronto had the most office space, 69.9%, followed by North York with 17.6%.

More detailed descriptions of commercial inventory are shown on pages 4.1 to 4.10 following.

TOTAL OFFICE SPACE, METROPOLITAN TORONTO,
(Annually 1963 Plus)

SOURCE: TORONTO OFFICE LEASING DIRECTORY
A.E. LePAGE 1986

KEY FACTS



COMMERCIAL FLOOR SPACE INVENTORY

4.2

OCCUPIED AND VACANT OFFICE SPACE BY MAJOR DISTRICTS
METROPOLITAN TORONTO, 1971, 1976, 1981, 1983 and 1985
Floor Space (Square Metres)

AREA	OCCUPIED %	VACANT %	TOTAL %	% Metro
1971				
Downtown Districts	1,780,813 89.3	107,562 5.7	1,887,957 100.0	37.1
Midtown Districts	712,046 92.4	58,455 7.6	770,503 100.0	23.3
Suburban Districts	571,169 88.0	77,391 12.0	648,760 100.0	19.6
Metropolitan Total	3,063,632 92.4	243,388 7.4	3,307,220 100.0	
1976				
Downtown Districts	2,304,979 90.3	264,390 9.5	2,769,369 100.0	53.0
Midtown Districts	1,083,816 90.3	116,423 9.7	1,200,239 100.0	23.8
Suburban Districts	966,076 90.7	99,249 9.3	1,065,323 100.0	21.2
Metropolitan Total	4,354,867 90.3	480,064 9.3	5,034,931 100.0	
1981				
Downtown Districts	3,132,085 97.3	78,736 2.3	3,210,821 100.0	49.9
Midtown Districts	1,282,948 99.4	8,351 0.6	1,291,299 100.0	20.1
Suburban Districts	1,802,212 93.2	130,442 6.8	1,932,654 100.0	30.0
Metropolitan Total	6,217,243 96.6	217,529 3.4	6,434,772 100.0	
1983				
Downtown Districts	3,273,368 91.1	320,402 8.9	3,593,970 100.0	43.9
Midtown Districts	1,275,897 89.7	145,901 10.3	1,421,798 100.0	18.1
Suburban Districts	2,929,759 89.4	293,304 10.4	3,223,063 100.0	36.0
Metropolitan Total	7,079,224 90.3	759,607 9.7	7,838,831 100.0	
1985				
Downtown Districts	3,483,130 89.4	402,835 10.4	3,885,965 100.0	43.7
Midtown Districts	1,376,573 93.1	102,130 6.9	1,478,703 100.0	17.4
Suburban Districts	2,884,444 91.9	253,797 8.1	3,138,241 100.0	36.9
Metropolitan Total	7,742,947 91.1	660,762 8.9	8,403,709 100.0	

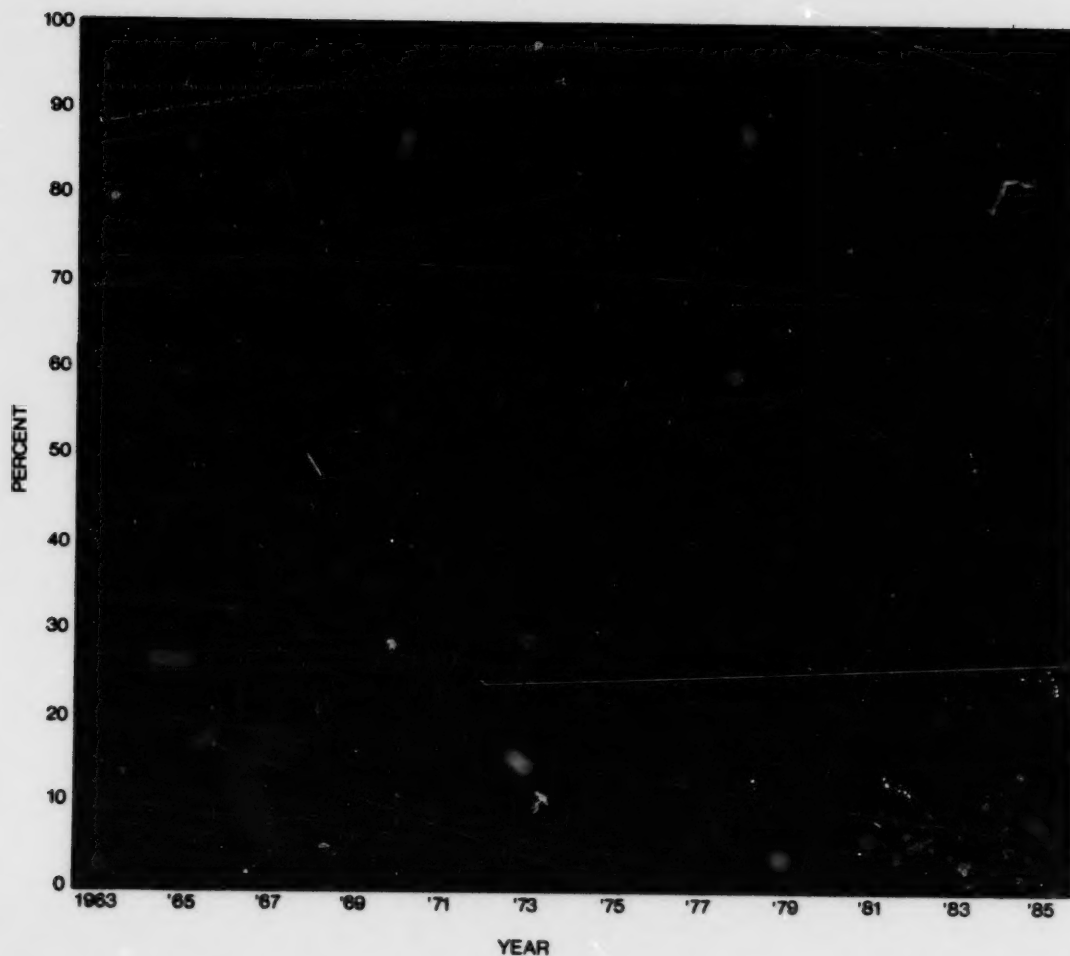
Source: Toronto Office Leasing Directory
A. E. LePage, 1985
Metropolitan Toronto Planning Department
Statistical Series - Volume II, 0.4.1.1



Source: Toronto Office Leasing Directory
A. E. LePage



PERCENTAGE BREAKDOWN OF TOTAL OFFICE SPACE
BY MAJOR DISTRICTS, METROPOLITAN TORONTO
(Annually 1963 Plus)



SOURCE: TORONTO OFFICE LEASING DIRECTORY
A.E. LeP.G.L. 1986

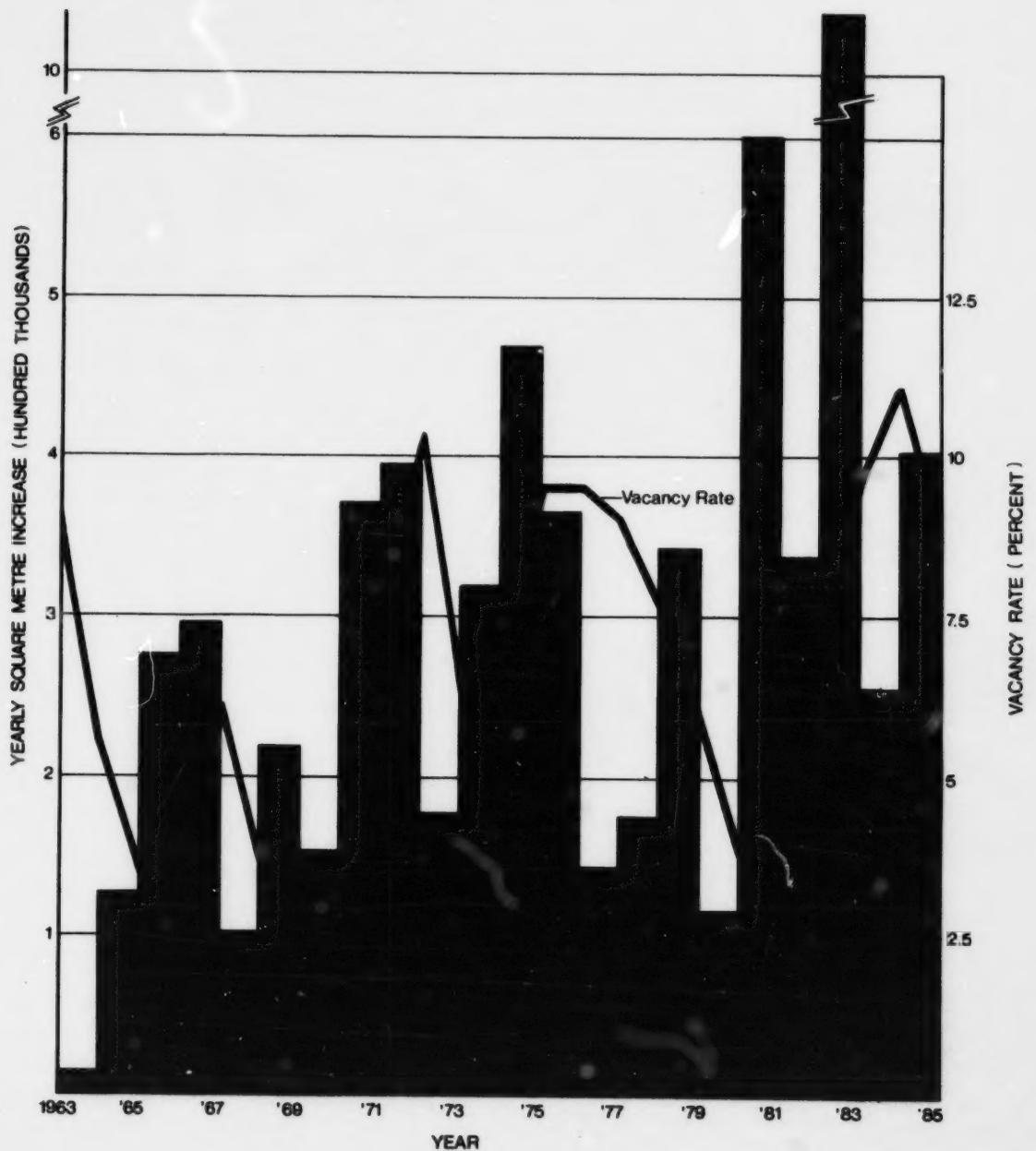
KEY FACTS



COMMERCIAL FLOOR SPACE INVENTORY

4.4

TOTAL OFFICE FLOOR SPACE INCREASE AND VACANCY RATE, METROPOLITAN TORONTO (Annually 1963 Plus)



SOURCE: TORONTO OFFICE LEASING DIRECTORY
A.E. LePAGE 1986



RETAIL FLOOR SPACE (IN 000'S) AND FLOOR SPACE PER PERSON, METROPOLITAN TORONTO AND REGIONS, 1976 AND 1983

1976

	STRIP RETAIL		SHOPPING CENTRES		MALLS		INDIVIDUAL ⁽¹⁾ OUTLETS		TOTAL RETAIL		TOTAL POPULATION 1976 CENSUS	m ² /CAPITA
	m ²	%	m ²	%	m ²	%	m ²	%	m ²	%		
Metropolitan Toronto	2,174.9	79.8	1,656.9	58.5	254.1	100.0	N.A.		4,085.9	70.3	2,126,295	1.92
Durham	139.5	5.1	215.1	7.6	-	-	N.A.		354.6	6.1	267,475	1.43
York ⁽²⁾	45.6	1.7	134.0	5.4	-	-	N.A.		199.6	3.4	203,915	0.98
Peel	152.0	5.6	536.3	19.0	-	-	N.A.		688.3	11.9	375,910	1.83
Halton	211.8	7.8	268.0	9.5	-	-	N.A.		479.8	8.3	228,495	2.10
Metropolitan Region	2,723.8	100.0	2,830.3	100.0	254.1	100.0	N.A.		5,808.2	100.0	3,180,090	1.83

1983

	STRIP RETAIL		SHOPPING CENTRES		MALLS		INDIVIDUAL ⁽¹⁾ OUTLETS		TOTAL RETAIL		TOTAL POPULATION 1981 CENSUS	m ² /CAPITA
	m ²	%	m ²	%	m ²	%	m ²	%	m ²	%		
Metropolitan Toronto	2,613.3	75.6	2,139.8	51.7	455.2	95.8	75.9	46.5	5,284.2	64.2	2,137,395	2.47
Durham	343.6	9.9	333.3	8.1	17.5	3.7	11.0	6.7	705.4	8.6	283,639	2.49
York	156.6	4.5	392.5	9.5	-	-	11.1	6.8	560.2	6.8	232,053	2.22
Peel	133.4	3.9	812.5	19.6	-	-	50.3	30.8	996.2	12.1	490,731	2.03
Halton	210.2	6.1	461.2	11.1	2.3	0.5	15.1	9.2	688.8	8.3	253,883	2.71
Metropolitan Region	3,457.1	100.0	4,139.3	100.0	475.0	100.0	163.4	100.0	8,234.8	100.0	3,417,701	2.41

(1) 1976 figures for individual outlets combined with Shopping Centres.
 (2) Region of York unable to provide updated material for most areas.

Sources: The Toronto Region Strip Retail Areas
 and Shopping Centres, 1976

Retailing in Regional Municipalities, 1983

KEY FACTS



COMMERCIAL FLOOR SPACE INVENTORY

4.6

INDUSTRIAL FLOOR SPACE INVENTORY TORONTO AREA ANNUALLY 1977 PLUS

(in thousands of square metres)

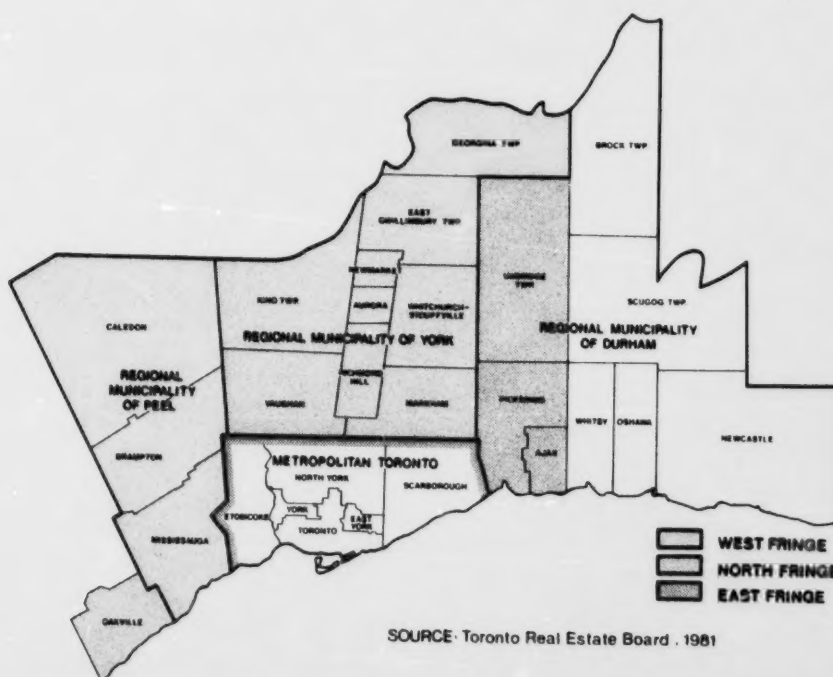
	1977	% ↓	1978	% ↓	1979	% ↓	1980	% ↓	1981	% ↓	1982	% ↓	1983	% ↓	1984	% ↓	1985	% ↓
TORONTO	5,202.4	16.3	5,234.9	16.0	5,309.3	15.9	5,385.9	15.6	5,450.9	15.2	5,540.5	15.0	5,599.6	14.8	5,562.9	14.0	5,620.9	13.1
YORK	603.9	1.9	609.6	2.0	663.0	2.0	723.7	2.1	734.1	2.1	741.1	2.0	743.7	2.0	1,291.1	3.3	1,293.9	3.1
EAST YORK	739.7	2.5	798.9	2.4	803.6	2.4	831.5	2.4	852.4	2.4	889.5	2.4	897.9	2.4	910.3	2.3	915.2	2.2
INNER THREE	4,596.0	20.7	4,693.4	20.4	4,775.9	20.3	4,943.1	20.1	4,703.6	19.7	4,717.1	19.4	4,703.2	19.2	4,764.3	19.6	4,830.0	18.6
ETOBICOKE	5,739.8	18.1	5,866.6	17.9	5,959.6	17.8	6,260.1	17.4	6,095.9	17.0	6,170.2	16.8	6,272.4	16.7	6,693.2	16.8	6,839.5	16.3
NORTH YORK	6,224.3	19.5	6,382.2	19.5	6,475.1	19.4	6,579.7	19.0	6,811.9	19.0	7,014.9	19.0	7,059.5	18.8	7,227.8	18.3	7,373.0	17.5
SCARBOROUGH	4,180.3	13.1	4,292.0	13.1	4,824.8	13.2	4,505.4	13.0	4,733.0	13.2	4,872.4	13.2	5,023.6	13.4	5,166.9	13.0	5,360.1	12.7
OUTER THREE	16,164.6	30.7	16,540.8	30.5	16,839.5	30.4	17,125.2	29.4	17,440.8	29.2	18,057.5	29.0	18,157.5	28.9	19,137.9	28.1	19,572.6	26.5
METROPOLITAN TORONTO	22,760.6	71.4	23,234.2	70.9	23,435.4	70.7	24,068.3	69.3	24,678.2	68.9	25,228.6	68.4	25,560.7	68.1	26,902.2	67.7	27,402.6	65.1
WEST FRINGE	6,131.4	19.2	6,326.5	19.3	6,487.2	19.4	7,082.9	20.5	7,503.6	21.0	7,877.5	21.4	8,072.6	21.5	8,508.0	21.4	9,474.1	22.5
NORTH FRINGE	2,322.5	7.3	2,508.3	7.7	2,617.9	7.8	2,726.5	7.9	2,831.3	7.9	2,964.7	8.1	3,090.1	8.1	3,335.9	8.9	4,378.4	10.4
EAST FRINGE	673.5	2.1	696.8	2.1	715.8	2.1	739.5	2.1	769.7	2.2	781.7	2.1	791.2	2.1	809.7	2.0	831.8	2.0
FRINGE AREAS	9,127.4	28.6	9,531.6	29.1	9,820.9	29.3	10,546.9	30.5	11,104.6	31.1	11,623.9	31.4	11,953.7	31.9	12,813.6	32.3	14,704.3	34.9
TORONTO AREA	31,888.0	100.0	32,765.8	100.0	33,456.3	100.0	34,615.2	100.0	35,782.8	100.0	36,852.5	100.0	37,514.4	100.0	39,755.8	100.0	42,104.9	100.0

INCREASE IN INDUSTRIAL FLOOR SPACE TORONTO AREA ANNUALLY 1977 PLUS

(in square metres)

	1977	% Inc.	1978	% Inc.	1979	% Inc.	1980	% Inc.	1981	% Inc.	1982	% Inc.	1983	% Inc.	1984	% Inc.	1985	% Inc.
TORONTO	65,030	1.3	32,500	0.6	74,400	1.4	76,400	1.4	65,000	1.2	89,600	1.6	19,100	0.3	3,300	0.1	58,000	1.0
YORK	6,039	1.0	33,700	9.2	1,400	0.3	62,700	9.1	8,400	1.2	7,500	0.9	4,600	0.6	343,400	79.1	2,800	0.2
EAST YORK	10,219	1.3	9,200	1.2	4,700	0.6	27,900	3.3	20,900	2.3	37,100	4.4	8,400	0.9	12,400	1.4	4,900	0.5
INNER THREE	81,288	1.2	97,400	1.5	82,500	1.2	167,200	2.5	94,300	1.4	133,700	1.9	32,100	0.4	561,100	7.8	65,700	0.9
ETOBICOKE	174,188	3.1	106,800	1.9	93,000	1.6	80,900	1.4	55,800	0.9	74,300	1.2	102,200	1.7	420,800	4.7	146,300	2.2
NORTH YORK	106,835	1.7	137,900	2.5	92,900	1.5	104,600	1.6	232,200	3.5	203,000	3.0	44,600	0.6	218,300	5.1	95,200	1.3
SCARBOROUGH	269,410	6.9	111,500	2.7	132,800	3.1	80,600	1.8	227,600	5.1	139,400	2.9	153,200	3.1	141,300	2.8	193,200	3.7
OUTER THREE	550,433	3.5	376,200	2.3	318,700	1.9	265,700	1.6	515,600	3.0	416,700	2.4	300,000	1.7	780,400	4.3	434,700	2.3
METROPOLITAN TORONTO	631,721	2.9	473,600	2.1	401,200	1.7	432,900	1.8	609,900	2.5	530,400	2.2	332,100	1.3	1,341,500	5.3	500,400	1.9
WEST FRINGE	447,314	7.9	195,100	3.2	160,700	2.5	395,700	9.2	420,700	3.9	373,900	3.0	195,100	2.5	435,400	5.4	966,100	11.4
NORTH FRINGE	38,255	4.0	183,800	8.0	109,600	4.4	106,600	4.1	136,800	3.9	133,400	4.7	123,400	4.2	445,800	14.4	842,500	23.8
EAST FRINGE	28,799	0.5	23,300	3.4	19,000	2.7	23,700	3.3	30,200	4.1	12,000	1.6	9,300	1.2	18,700	2.4	42,100	5.2
FRINGE AREAS	564,368	4.6	404,200	4.4	289,300	3.0	726,000	7.4	557,700	5.3	519,300	4.7	329,800	2.8	899,900	7.5	1,830,700	14.4
TORONTO AREA	1,196,089	3.9	877,800	2.8	690,500	2.1	1,158,900	5.5	1,167,400	3.4	1,069,700	3.0	661,900	1.8	2,241,400	6.0	2,351,100	5.9

Sources: Toronto Real Estate 1978 to 1986
Industrial/Commercial Investment
Annual Report



SOURCE: Toronto Real Estate Board, 1981

KEY FACTS

COMMERCIAL FLOOR SPACE
INVENTORYTOTAL OFFICE FLOOR SPACE AND RELATED EMPLOYMENT CHARACTERISTICS
BY MUNICIPALITY AND FOUR SIZE CATEGORIES, JUNE 1986

		SIZE (m ²)				Total
		900-2,000 m ²	2,001-10,000 m ²	10,001-100,000 m ²	100,001 m ² Plus	
TORONTO	# Properties	240	263	142	3	650
	Floor Space	305,372	1,206,883	3,562,466	787,286	5,862,007
	Off. Emp.	13,606	51,573	134,278	28,693	228,150
	Fl. Area/Emp.	22.4 m ²	23.4 m ²	26.5 m ²	27.4 m ²	25.7 m ²
	F.S. % → F.S. % ↓	5.2 66.9	20.6 55.9	60.8 71.4	13.4 100.0	100.0 69.9
YORK	# Properties	1	6	1	0	8
	Floor Space	1,301	23,326	41,000	0	65,827
	Off. Emp.	47	794	1,836	0	2,677
	Fl. Area/Emp.	27.7 m ²	29.6 m ²	22.3 m ²	0.0 m ²	24.6 m ²
	F.S. % → F.S. % ↓	2.0 0.3	35.7 1.1	62.3 0.8	0.0 0.0	100.0 0.8
EAST YORK	# Properties	12	7	2	0	21
	Floor Space	15,105	27,639	35,116	0	77,910
	Off. Emp.	870	831	1,237	0	2,938
	Fl. Area/Emp.	17.4 m ²	33.3 m ²	28.4 m ²	0.0 m ²	26.5 m ²
	F.S. % → F.S. % ↓	19.4 3.3	35.5 1.3	45.1 0.7	0.0 0.0	100.0 0.9
ETOBICOKE	# Properties	36	46	11	0	93
	Floor Space	42,698	215,597	204,768	0	463,063
	Off. Emp.	2,161	9,076	6,268	0	17,505
	Fl. Area/Emp.	19.8 m ²	23.8 m ²	32.7 m ²	0.0 m ²	26.5 m ²
	F.S. % → F.S. % ↓	9.2 9.3	46.6 10.0	44.2 4.1	0.0 0.0	100.0 5.5
NORTH YORK	# Properties	46	122	45	0	213
	Floor Space	61,196	556,205	861,353	0	1,478,754
	Off. Emp.	3,632	25,118	38,877	0	67,627
	Fl. Area/Emp.	16.8 m ²	22.1 m ²	22.2 m ²	0.0 m ²	21.9 m ²
	F.S. % → F.S. % ↓	4.1 13.4	37.6 25.8	58.3 17.3	0.0 0.0	100.0 17.6
SCARBOROUGH	# Properties	24	29	13	0	66
	Floor Space	30,849	126,934	283,204	0	440,987
	Off. Emp.	2,112	4,645	5,472	0	12,229
	Fl. Area/Emp.	14.6 m ²	27.3 m ²	51.8 m ²	0.0 m ²	36.1 m ²
	F.S. % → F.S. % ↓	7.0 6.8	28.8 5.9	64.2 5.7	0.0 0.0	100.0 5.3
METROPOLITAN TORONTO TOTAL	# Properties	359	473	214	3	1,051
	Floor Space	456,521	2,156,834	4,987,907	787,286	8,388,548
	Off. Emp.	22,428	92,037	187,968	28,693	331,126
	Fl. Area/Emp.	20.4 m ²	23.4 m ²	26.5 m ²	27.4 m ²	25.3 m ²
	F.S. % → F.S. % ↓	5.4 100.0	25.7 100.0	59.5 100.0	9.4 100.0	100.0 100.0

NOTE: All Floor Space shown in Net Rentable.

SOURCE: Land Use Data Bank
Report Program R1.20

KEY FACTS

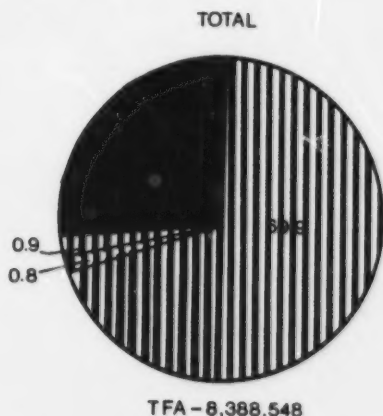
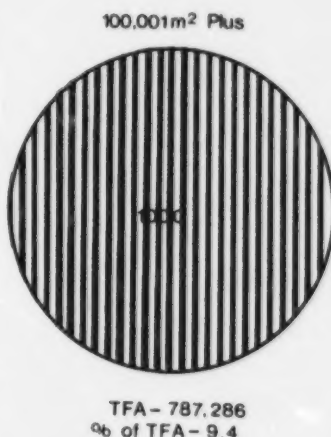
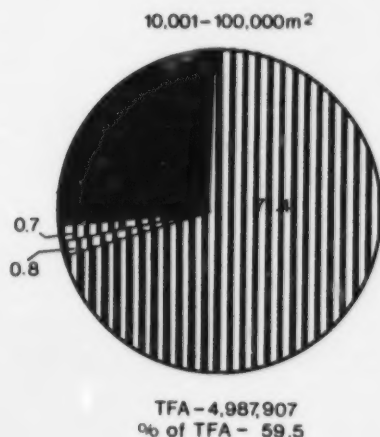
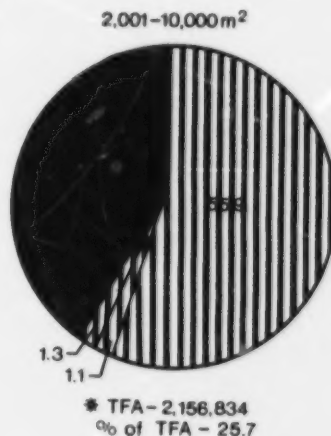
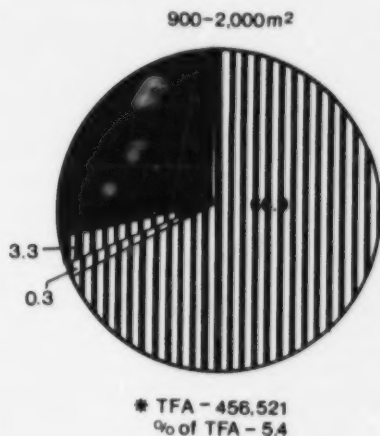


COMMERCIAL FLOOR SPACE INVENTORY

4.8

TOTAL OFFICE SPACE BY SIZE AND MUNICIPALITY IN METROPOLITAN TORONTO, 1986

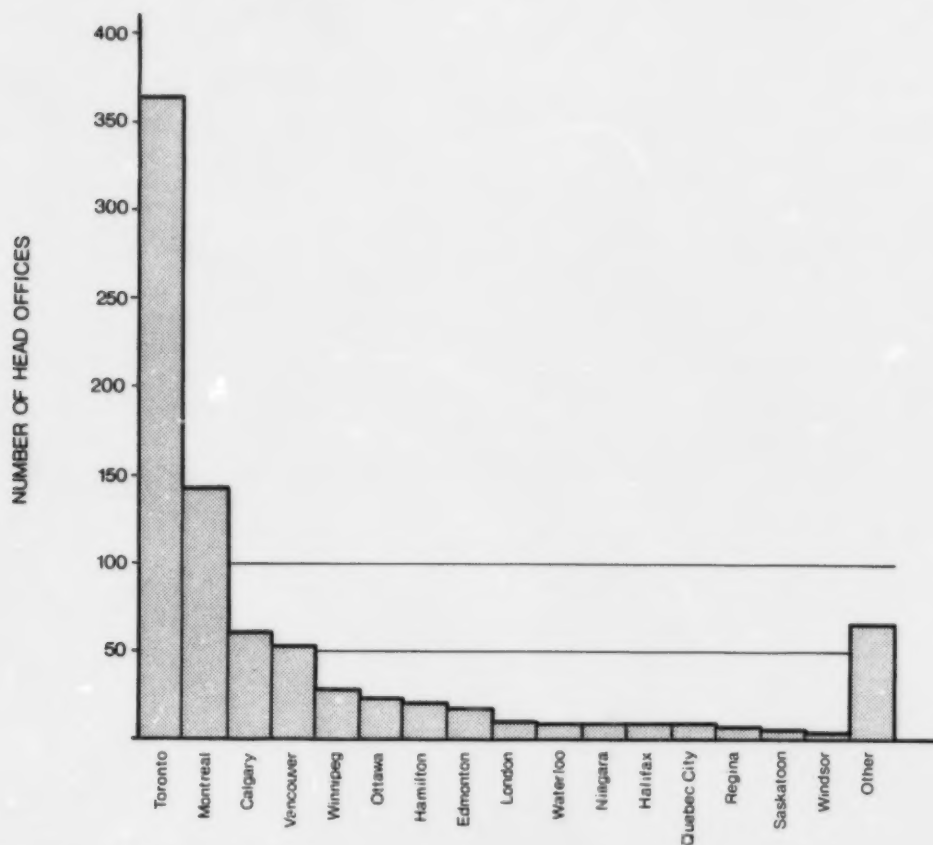
* TOTAL FLOOR AREA



SOURCE: R 1.20, LAND USE DATA BANK
METROPOLITAN TORONTO PLANNING DEPARTMENT
RESEARCH DIVISION



HEAD OFFICE LOCATIONS BY MAJOR URBAN CENTRES (840 COMPANIES)



SOURCE: THE FINANCIAL POST 500
1985 REPORT



TWENTY-FIVE HEAD OFFICE LOCATIONS BY RANK
(BY SALES OR OPERATING REVENUE)
TORONTO REGION, 1985

RANK IN TORONTO REGION	RANK ACROSS CANADA	COMPANY (HEAD OFFICE)
1	1	General Motors of Canada Ltd. (Oshawa, Ont.)
2	3	Ford Motor Co. of Canada (Oakville, Ont.)
3	5	George Weston Ltd. (Toronto)
4	6	Imperial Oil Ltd. (Toronto)
5	12	Hudson's Bay Co. (Toronto)
6	16	Ontario Hydro (Toronto)
7	18	Brascan Ltd. (Toronto)
8	19	Texaco Canada Inc. (Toronto)
9	22	Sears Canada Inc. (Toronto)
10	23	Hiram Walker Resources Ltd. (Toronto)
11	26	Noranda Inc. (Toronto)
12	28	Canada Development Corp. (Toronto)
13	30	IBM Canada Ltd. (Toronto)
14	31	International Thomson Organisation (Toronto)
15	32	Oshawa Group Ltd. (Toronto)
16	33	Canada Packers Ltd. (Toronto)
17	35	Moore Corp. (Toronto)
18	39	Stelco Inc. (Toronto)
19	45	Canadian Tire Corp. (Toronto)
20	46	Inco Ltd. (Toronto)
21	50	F. W. Woolworth Co. (Toronto)
22	52	Massey-Ferguson Ltd. (Toronto)
23	53	Mobil Oil Canada Ltd. (Toronto)
24	54	Mitsui & Co. (Canada)(Toronto)
25	60	Molson Cos. (Toronto)

Source: The Financial Post 500
1985 Report

HARD SERVICES



5. HARD SERVICES

Services provided by local and regional governments can be considered to fall into the two categories of hard services and human services.

Hard services required by the community are the following:

- . provision of fresh water
- . organized treatment and disposal of waste
- . efficient and effective transportation and communication facilities
- . dependable sources of heat and power.

Human services provided to the community are the following:

- . health
- . welfare
- . educational
- . protective.

The Metropolitan Toronto 1985 statistics on hard services are summarized below:

Average daily water consumption	-	1,245,138 m ³
August 9th - peak day	-	2,124,820 m ³
Average daily sewage treated	-	1,302,200 m ³
Total annual refuse received	-	2,444,688 metric tonnes.

The Metropolitan Toronto 1986 Transportation Inventory -

Provincial Highways	-	94 km
Metropolitan Expressways	-	32 km
Metropolitan Arterial Roads	-	710 km
Area Municipal Streets & Roads	-	4,960 km
Subway Lines (including RT)	-	63 km

1984 Statistics on T.T.C. -

Subway - Average daily passengers*	-	520,324
Rest of System - Average daily passengers*	-	1,384,149
*(fares collected)		

1984-1985 "GO" Transit Total Passengers -

Georgetown	-	1,355,000
Richmond Hill	-	505,000
Lakeshore	-	11,048,000
Milton	-	1,269,000
Bradford	-	184,000
Stouffville	-	240,000
Bus Routes	-	10,010,000

The division of responsibilities for the provision of services and statistics on hard services are summarized on pages 5.1 to 5.9.



DIVISION OF METROPOLITAN AND AREA MUNICIPALITY GOVERNMENT RESPONSIBILITIES
(HARD AND HUMAN SERVICES)

	<u>METROPOLITAN TORONTO RESPONSIBILITIES</u>	<u>AREA MUNICIPALITY RESPONSIBILITIES</u>
PROTECTIVE SERVICES		
POLICE	Protection, charges for violations of Federal and Provincial Acts Local By-law Enforcement	NIL
FIRE	NIL	Protection and Inspection
AMBULANCE	Stations, vehicles and service	NIL
TRANSPORTATION SERVICES		
ROAD CONSTRUCTION AND MAINTENANCE	Expressways Major arterial roads, including 30 metres of intersecting local streets	Minor arterial roads Neighbourhood access roads Local streets Street lighting and sidewalks Parking lots
TRAFFIC CONTROL	Bridges, grade separations, snow removal and street cleaning are the responsibility of the government in whose jurisdiction the roads lie. Traffic lights are a Metro responsibility irrespective of jurisdiction of the road. Traffic regulation, crosswalks and pavement markings are the responsibility of the government in whose jurisdiction the road lies.	
TRANSIT	Toronto Transit Commission	NIL
ENVIRONMENTAL SERVICES		
WATER SUPPLY	Purification, pumping, storage and trunk distribution system	Local distribution system
WATER POLLUTION CONTROL	Water supplied wholesale to the Area Municipalities Sanitary trunk sewer system and disposal plants	Water retailed to the consumer Local collecting sewer system
GARBAGE COLLECTION AND WASTE DISPOSAL	Storm drainage is primarily a local responsibility except on Metropolitan Roads and in a few areas where major storm sewers have been provided. Disposal	Collection
HEALTH CARE	NIL	Public health services
SOCIAL AND RECREATION SERVICES		
SOCIAL	Community and Social Services Children's Services Day Care Centres Institutional Services, Homes for the Aged, Hostels, Metropolitan Toronto Housing Company	Non-Profit Housing
PARKS AND RECREATION	Regional parks (valley lands, waterfront, islands, zoo, CNE) Golf courses	Neighbourhood parks and playgrounds Recreation programs Community centres, arenas and swimming pools Neighbourhood libraries
LIBRARIES	Regional reference libraries	
PLANNING AND DEVELOPMENT CONTROL		
	Administers Subdivision Control Official Plan Review Zoning Review Planning and development control including site plan control, are shared by the Metropolitan and Area Municipalities on the same basis as other shared responsibilities.	Local Official Plans Zoning By-laws Building Permits
GENERAL		
LICENSING AND INSPECTIONS	Business and Trade (Metro Licensing Commission)	Marriage, Building and Building Construction Animal Control
TAXATION	Makes levy on Area Municipalities	Levy and collect property taxes

KEY FACTS



HARD SERVICES

5.2



1985 Average Daily Flow
286,400,000 gallons
1,302,200 m³ (cubic meters)

WATER POLLUTION CONTROL SYSTEM METROPOLITAN TORONTO, 1985

■ TREATMENT PLANTS

- | | ADDRESS | 1985 DAILY CAPACITY
000'S CUBIC METRES |
|------------------------|--------------------------------|---|
| 1. Highland Creek | 51 Beechgrove Dr. | 218.2 |
| 2. Humber | 130 The Queensway | 409.1 |
| 3. Humber Filter Plant | 100 Legion Road | - |
| 4. Lakeview (M.O.E.)* | Dixie Rd. and Lakeshore Blvd. | 38.2 |
| 5. Main | Foot of Leslie St. - East Side | 818.3 |
| 6. North Toronto | Millwood Rd. and Crothers Dr. | 34.1 |

ADDRESS

1985 DAILY CAPACITY 000'S CUBIC METRES

▲ PUMPING STATIONS

- | | | |
|----------------------|-----------------------------------|---------|
| 7. Cumber | Meadowvale and Lawrence Ave. East | 68.2 |
| 8. Long Branch | 426 Lake Promenade | 13.6 |
| 9. Main (2 stations) | 1091 Eastern Ave. | 1,363.8 |
| 10. Mimico | 9 Superior Ave. | 68.2 |
| 11. New Toronto | 31 Lakeshore Dr. | 45.5 |
| 12. West Rouge | 6570 Lawrence Ave. East | 31.8 |
| 14. Swansea Sewage | 110 The Queensway | 13.6 |

● YARDS

- | | |
|----------------|-------------------|
| 15. Pharmacy | 135 Pharmacy Ave. |
| 16. Rockcliffe | Rockcliffe Blvd. |

△ LABORATORY

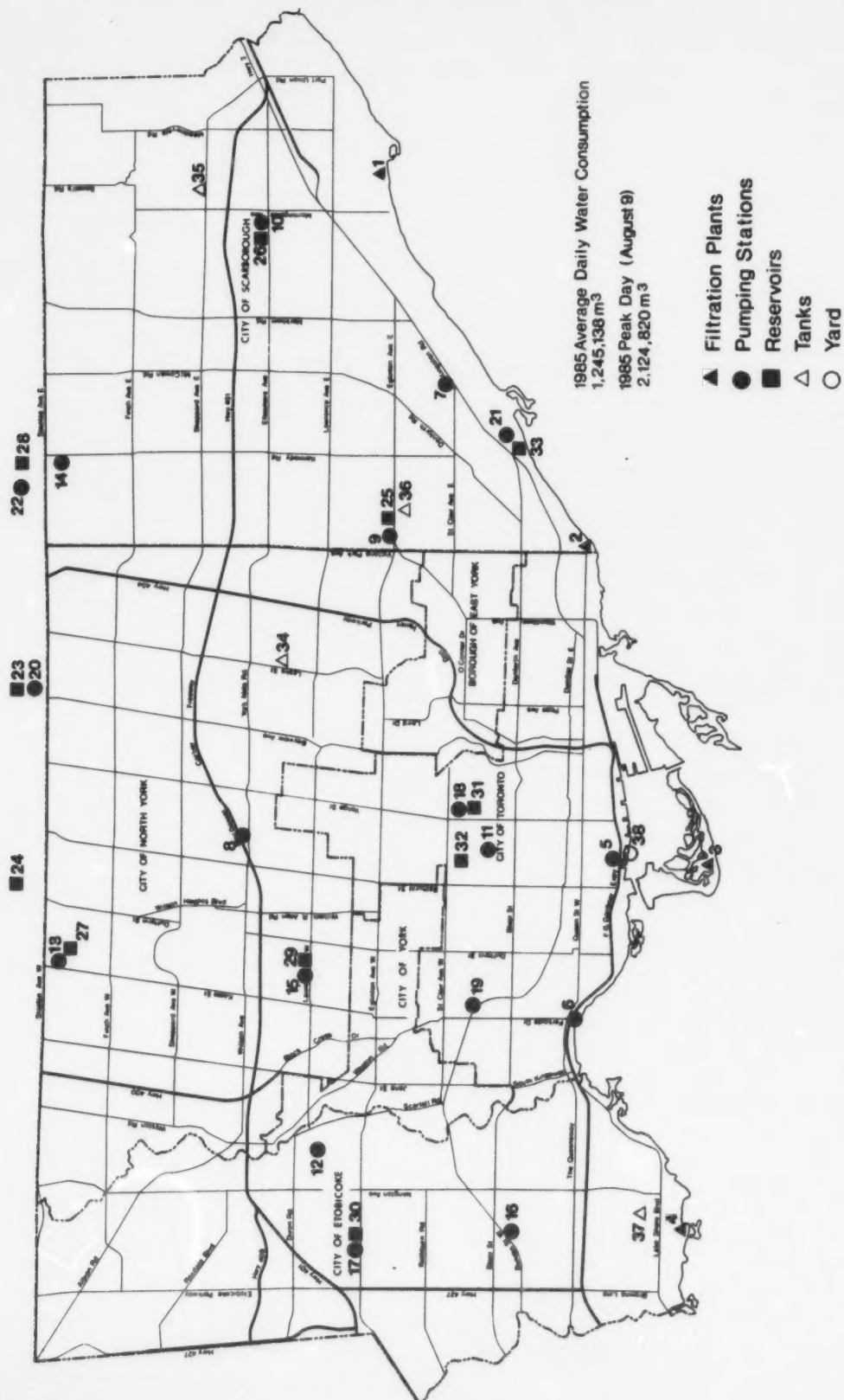
- | | |
|--------------|-------------|
| 17. Dee Ave. | 30 Dee Ave. |
|--------------|-------------|

*Lakeview W.P.C. Plant is operated by the Ministry of Environment.
Flow shown is portion from Metro only.

Source: Metro Works Department, Water Pollution Control Division

METROPOLITAN TORONTO PLANNING DEPARTMENT

APRIL 1986



WATER SUPPLY SYSTEM, METROPOLITAN TORONTO, 1985

KEY FACTS



HARD SERVICES

5.4

WATER SUPPLY SYSTEM

FILTRATION PLANTS

	<u>Year Construction</u>	<u>Location</u>	<u>Cleaning Capacity - m³</u>	<u>Storage Capacity - m³</u>	
1.	Easterly	1979	Lake Ontario at foot of Manse Rd.	455,000	68,000
2.	R. C. Harris	1941	Lake Ontario at Nursewood Rd.	1,000,000	55,000
3.	Island	1908	Lake Ontario on Centre Island	475,000	34,000
4.	R. L. Clark	1968	Lake Ontario at 23rd St.	455,000	45,000

DIRECT PUMPING STATIONS

	<u>Location</u>	<u>Total Re-Pumpage</u> <u>(Thousand m³)</u>	<u>Daily Average</u> <u>(Thousand m³)</u>	
5.	John Street	John St. at Lakeshore Blvd. West	Direct Pumping Station for Island F.P. and R.C. Harris	
6.	Parkdale	Queen St. W. at Glendale Ave.		
7.	Dorset	Kingston Rd. N. of St. Clair	Direct Pumping Station from R.C. Harris	
8.	Armour Hts.	Wilson Ave. and 401		
9.	Eglinton	Ashtonbee Rd. and Pharmacy Ave.	N.A.	
10.	Ellesmere	Brooks Rd. and Ellesmere Rd.	23,738.89	65.04
11.	High Level	Cottingham St. and Rathnelly Ave.	30,423.30	83.35
12.	Wm. H. Johnston	Royal York and The Westway	70,717.25	193.75
13.	Keele	Keele St. and Steeles Ave.	73,139.35	200.38
14.	Kennedy	Purcell and Kennedy Rd.	10,744.04	29.44
15.	Lawrence	Lawrence Ave. W. and Caledonia Rd.	12,240.11	33.53
16.	St. Alban's	St. Alban's Rd., Etobicoke	25,760.16	70.58
17.	Richview	Martin Grove N. of Eglinton Ave. W.	37,846.55	103.69
18.	Rosehill	South East of St. Clair and Yonge	37,521.72	102.80
19.	West Toronto	Annette St. and Dupont St.	47,400.81	129.87
20.	Thornhill	Bayview North of Steeles	36,367.41	99.64
21.	Scarborough	Lake Ontario at foot of Wynnview Crt.	44,841.56	122.85
22.	Milliken P.S.	14th Ave. West of Kennedy Rd.	1,307.40	3.58
			11,550.10	31.64
			1,956.05	5.36

STORAGE RESERVOIRS AND TANKS

	<u>Location</u>	<u>Top Water Level Above Sea Level</u>	<u>Normal Capacity</u>	
		<u>(Metres)</u>	<u>(Thousand m³)</u>	
23.	Bayview Res.	Bayview Ave. N. in Town of Markham	210.3	139.0
24.	Dufferin Res.	Dufferin North in Town of Vaughan	230.1	135.0
25.	Eglinton Res.	Ashtonbee and Pharmacy	158.5	118.0
26.	Ellesmere Res.	Brooks Rd. and Ellesmere Rd.	149.4	135.5
27.	Keele Res.	Keele St. and Steeles Ave.	210.3	134.0
28.	Milliken Res.	Kennedy Rd. N. of Steeles Ave.	210.3	134.0
29.	Lawrence Res.	Lawrence Ave. W. and Caledonia Rd.	184.4	131.0
30.	Richview Res.	Martin Grove Ave. N. of Eglinton Ave.	158.5	142.0
31.	Rosehill Res.	South East of St. Clair and Yonge St.	141.1	270.0
32.	St. Clair Res.	Spadina South of St. Clair Ave.	158.5	226.0
33.	Scarborough Res.	Lake Ontario at foot of Wynnview Crt.	130.8	18.6
34.	Leslie Tank	Leslie and Talwood Drive	193.5	4.5
35.	Rouge Tank	Sheppard Ave. W. east of Morningside	182.9	7.6
36.	Warden Tank	Civic and Warden Ave.	199.6	4.5
37.	Whitlam Tank	Kipling Ave. and New Toronto St.	133.8	5.7
38.	Metro Marine Yard			

Source: Metro Works Department, Water Supply Division



TYPE OF AND NAME OF FACILITY	LOCATION	TONNAGE HANDLED (metric tonnes)	STARTED OPERATION
▲ INCINERATORS			
1. Commissioners	400 Commissioners St.	130,863	Feb. 1955
2. Dufferin	75 Vanley Cr.	Closed 1982	May 1968
10. Ingram	50 Ingram Cr.	Closed	1950
● SANITARY LANDFILLS			
3. South Thackeray	Steeles Ave. W. and Kipling Ave.	Closed 1979	
4. Beare	Off Meadowvale Rd. North of Sheppard	Closed 1983	
5. Brock West	Brock Rd. Pickering West on Conc. 3	1,100,153	June 1975
6. Brock North	(Proposed) Church Rd., Pickering	-	
7. Brock South	(Proposed) Church Rd., Pickering	-	
8. Keele Valley	Maple	1,213,672	Nov. 1983
■ TRANSFER STATIONS			
9. Bermondsey	188 Bermondsey Rd.	155,047	Aug. 1968
10. Ingram	50 Ingram Dr.	332,506	Apr. 1970
11. Disco	Disco Rd. and Carlingview Dr.	93,100	July 1985
12. Wellington	665 Wellington St. W.	47,811	Apr. 1973
13. Grand	Grand and Algoma	52,217	Mar. 1973
14. Symes	150 Symes Road	78,093	Aug. 1968
15. Victoria Park	3350 Victoria Park Ave.	122,887	Dec. 1977
16. Scarborough	Transfer Pl. South of Nugget	154,958	Apr. 1981
△ ONTARIO CENTRE FOR RESOURCE RECOVERY			
17.	75 Vanley Cresc.	128,232	Aug. 1977

Source: Metro Works Department, Refuse Disposal Division



km.
93
32
708
4988
63
132

mi.
58
20
440
3100
39
82

Inventory Within Metropolitan Toronto	
Provincial Highways	
Metropolitan Expressways	
Metropolitan Arterial Roads	
Area Municipal Streets and Roads	
Subway Lines (including RT)	
Commuter Rail Lines	

MAJOR TRANSPORTATION FACILITIES AND ARTERIAL ROADS



FACTS ON PUBLIC TRANSIT

FACTS ON THE T.T.C.

	1978	Increase or (Decrease)	% Inc. (Dec.)	1981	Increase or (Decrease)	% Inc. (Dec.)	1984
TOTAL PASSENGERS CARRIED:	337,614,000	54,926,000	16.1	392,040,000	26,092,000	6.7	418,132,000
KILOMETRES OPERATED:							
Bus	74,581,940	8,427,351	11.3	83,009,291	9,972,336	12.0	92,981,647
Street Car	13,050,587	(126,191)	(0.8)	14,924,396	(78,173)	(0.5)	14,846,223
Trolley Bus	6,838,850	(320,651)	(7.6)	6,338,199	(164,021)	(2.6)	6,174,178
Subway	61,462,633	7,028,326	11.4	68,470,989	1,258,492	1.8	69,729,481
TOTAL	157,934,030	14,788,865	9.4	172,742,875	10,988,654	6.4	183,731,529
NUMBER OF ROUTES:							
Bus	102	6	5.9	108	9	8.3	117
Street Car	10	(1)	(10.0)	9	-	-	9
Trolley Bus	8	-	-	8	-	-	8
Subway	2	-	-	2	-	-	2
TOTAL	122	5	4.1	127	9	7.1	136
PASSENGER VEHICLES OWNED:							
Buses	1,219	184	15.1	1,403	62	4.4	1,465
Street Cars and C.L.R.V.'s	344	102	29.7	446	(137)	(35.2)	289
Trolley Buses	151	-	-	151	(1)	(0.7)	150
Subway	390	42	7.1	632	(2)	(0.3)	630
TOTAL	2,304	328	14.2	2,632	(98)	(3.7)	2,534
KILOMETRES OF ROUTE:							
Bus	993.37	54.47	5.5	1,047.84	85.64	8.2	1,133.48
Street Car	72.21	1.16	1.6	73.37	-	-	73.37
Trolley Bus	54.25	-	-	54.25	1.22	2.3	55.47
Subway	50.45	3.92	7.8	54.40	-	-	54.40
TOTAL	1,170.28	59.55	5.1	1,229.86	86.86	7.1	1,316.72

	1981		INC. OR (DEC.)		% INC. OR (DEC.)		1984	
BUSINESS DAY	<u>Total System</u>	<u>Subway</u>	<u>Total System</u>	<u>Subway</u>	<u>Total System</u>	<u>Subway</u>	<u>Total System</u>	<u>Subway</u>
Average Daily Passengers	1,313,600	521,500	70,549	(1,176)	5.4	(0.2)	1,384,149	520,324
Average Daily Rides (including Transfers)	2,102,000	834,000	251,000	51,000	11.9	6.1	2,353,000	885,000

113 of 125 surface routes made 169 connections with the subway as of December 1981.
123 of 134 surface routes made 175 connections with the subway as of December 1984.

GRAY COACH LINES LIMITED

	1978	Increase or (Decrease)	% Inc. (Dec.)	1981	Increase or (Decrease)	% Inc. (Dec.)	1984
Passengers Carried	8,421,729	1,437,020	17.1	9,858,749	614,063	6.2	10,472,812
Average Daily Passengers	23,073	3,937	17.1	27,010	1,604	5.9	28,614
Kilometres Operated	23,381,712	3,673,378	15.7	27,055,090	1,265,819	4.7	28,320,909
Kilometres of Route:							
Summer	2,797.7	(184.2)	(6.6)	2,613.5	(474.7)	(18.2)	2,138.8
Winter	2,747.6	(184.1)	(6.7)	2,563.5	(439.0)	(17.1)	2,124.5
Buses Owned	168	(6)	(3.6)	162	(32)	(19.8)	130

FACTS ON GO TRANSIT

	No. of Stations	Length (km)	1980/81 Fiscal Year No. of Passengers	Increase or (Decrease)	% Inc. (Dec.)	1984/85 Fiscal Year No. of Passengers
Commuter Rail						
Georgetown	7	47.3	1,200,000	155,000	12.9	1,355,000
Richmond Hill	4	33.8	300,000	5,000	1.0	305,000
Lakeshore West (Oakville)	6	34.4				
Lakeshore West (Hamilton)*	3	23.8	10,800,000	248,000	2.3	11,048,000
Lakeshore East (Pickering)	6	33.6				
Milton**	7	30.2	-	1,269,000	100.0	1,269,000
Bradford**	5	66.8	-	184,000	100.0	184,000
Stouffville**	3	66.2	-	240,000	100.0	240,000
TOTAL	43	341.1	12,300,000	2,101,000	16.8	14,601,000
Bus Routes	6	1,097.6	8,300,000	1,710,000	20.6	10,010,000
TOTAL GO TRANSIT	49	1,438.7	20,600,000	3,811,000	18.3	24,611,000

* Limited service extended to Hamilton in rush hours.

** New commuter rail routes since 1980/81

Source: Toronto Transit Commission, Operating Statistics
GO Transit

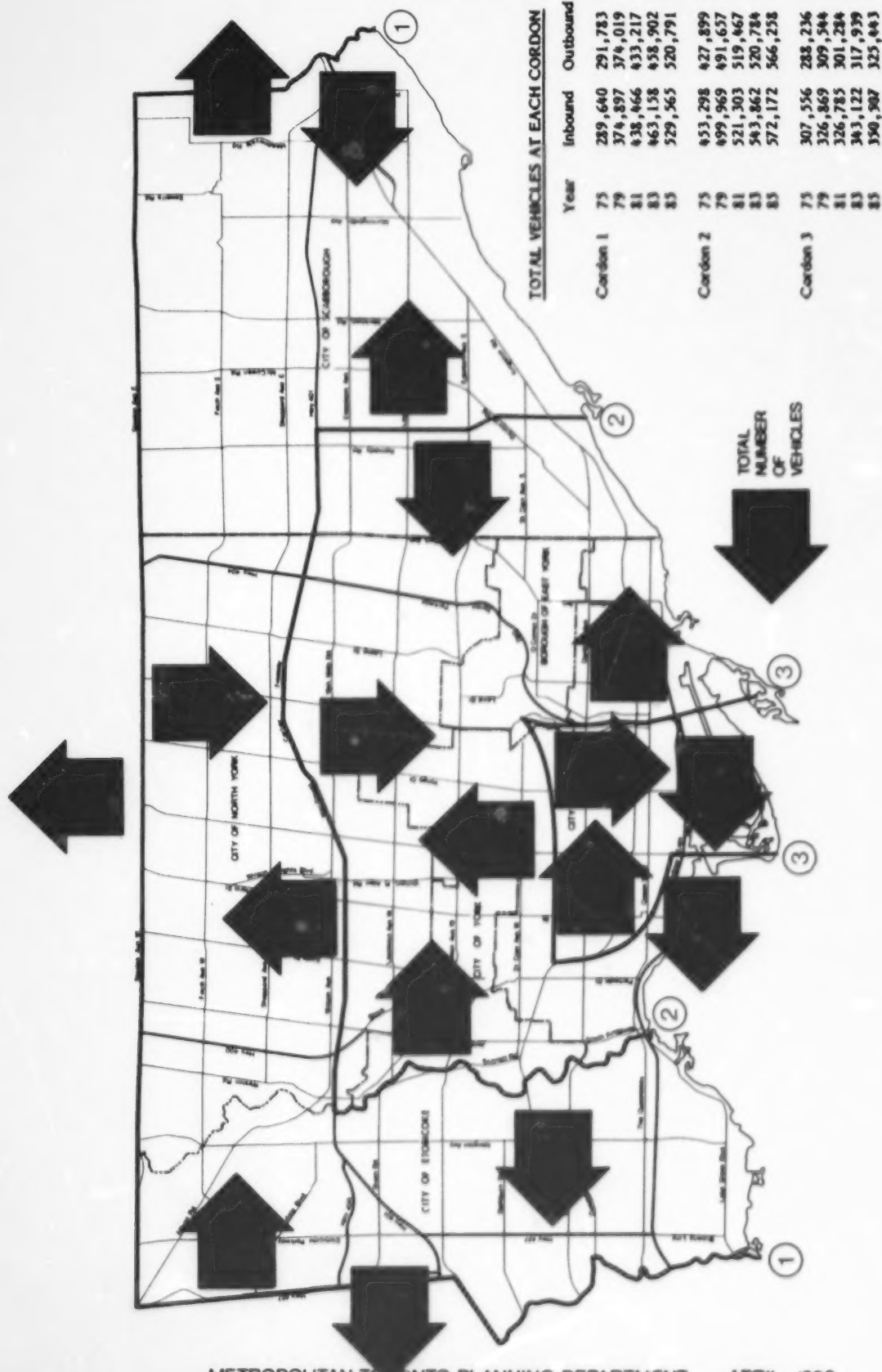
T.T.C. ANNUAL PASSENGERS AND
ANNUAL TRIPS PER CAPITA

SOURCES: ANNUAL PASSENGERS, T.T.C.
ADJUSTED TO ACCOUNT FOR CHANGES IN ZONE SYSTEMS
METRO POPULATION, MINISTRY OF TREASURY AND ECONOMICS

KEY FACTS



HARD SERVICES



VEHICLES CROSSING 3 MAJOR CORDONS IN METROPOLITAN TORONTO,
7:00 A.M. TO 7:00 P.M., 1975, 1979, 1981, 1983 AND 1985

Sources: Metro Cordon Count Program
1975, 1979, 1981, 1983 and 1985
Metropolitan Toronto Planning Department,
Transportation Division

HUMAN SERVICES





6. HUMAN SERVICES

The cost of the provision of human services is shared by all levels of government. Both the federal and provincial governments are heavily involved in medical, hospital and social assistance programs and the financial support is channelled through the province directly to the supporting agency or through municipalities.

HEALTH AND WELFARE SERVICES - 1985

Number of Hospitals	40	Number of Hospital Beds	15,861
Number of Ambulance Stations	40		
Number of Community Service Centres	14		
Number of Hostels	29	Number of Beds	2,327
Number of Metropolitan Homes for the Aged	6	Number of Beds	2,050
Number of Charitable Homes for the Aged	33	Number of Beds	5,500
Number of Senior Citizens and Family Housing (Existing or Under Construction)	81*	Number of Units	17,240
Number of Metropolitan Day Care Centres	37	Number of Children	2,681

EDUCATIONAL SERVICES - 1985

Number of Universities and Colleges	9	Enrolment	104,629
Number of Public Schools	463	Enrolment	153,307
Number of High Schools	119	Enrolment	116,601
Number of Separate Schools (Elementary)	189	Enrolment	79,606
Number of Separate Schools (Secondary)	31	Enrolment	25,306
Number of Libraries	101		

RECREATIONAL SERVICES - 1985

Number of Metropolitan Parks including CNE & Zoo	53	Hectares	2,947
--	----	----------	-------

PROTECTIVE SERVICES - 1985

Number of Police Divisional Headquarters	5	Police Personnel	6,935
Number of Fire Halls	78	Fire Personnel	3,167

The responsibility for these services, their areal distribution and related statistical data are summarized on pages 6.1 to 6.29.

* - 1984



GOVERNMENTAL AND PRIVATE ROLES IN PROVIDING HEALTH AND WELFARE SERVICES

SERVICE OR FACILITY	FEDERAL (CANADA) ROLE	PROVINCIAL (ONTARIO) ROLE	MUNICIPAL AND COMMUNITY ROLE
Medical care to individuals in or out of institutions (MEDICARE)	Funding under the Medical Care Act	OHIP - Ontario Hospital Insurance Plan	Doctors and certain other medical practitioners
Active treatment hospitals -institutional care	Hospital Insurance and Diagnostic Services Act	OHIP	General and other hospitals for <u>medical</u> treatment
Mental hospitals -institutional care	Canada Assistance Plan (CAP) contributions for boarding, home care	The former "Ontario" Hospitals have given way to Psychiatric Hospitals and Mental Health Centres continuing mainly under provincial control.	
Facilities for the retarded, handicapped, orphans, and other disadvantaged persons	Canada Assistance Plan (CAP)	Ministry of Community and Social Services (COMSOC)	A mix of public, charitable and private homes (e.g. residential, schools, hostels, group homes).
Nursing homes and homes for the aged	Residents needing a minimum of medical care qualify for hospital insurance. For needy, also CAP.	OHIP for those qualifying for "Extended Care"	Private nursing homes
Palliative care		COMSOC	Metropolitan Toronto Homes for the Aged
Convalescent hospitals, TB sanatoria and chronic care institutions	Patients may qualify for hospital insurance and CAP	OHIP and other provincial contributions	Emphasis now is on increasing the number of beds in "non-medical" care facilities.
Assisted housing for senior citizens	National Housing Act (NHA) through CMHC	Ministry of Housing	Metropolitan Toronto Housing Company Ltd.
Assisted housing for families	NHA-CMHC, the Canada Mortgage and Housing Corporation	Ontario Housing Corporation (OHC) which has set up a Metropolitan Toronto Housing Authority in Metropolitan Toronto. See Table 3.4.	
Family allowances	Family Allowance Act - Demogrant, with supplement subject to means test through income tax declarations.		
Supplementary payments to the elderly	Old Age Security Act - Demogrant Spouses allowances Guaranteed Income Supplement (GIS)	Property tax relief to eligible seniors Sales Tax grants Guaranteed Annual Income Systems (GAINS) (not restricted to elderly)	The needy may apply for welfare assistance.
Canada Pension Plan (CPP)	Mainly administered by Health and Welfare Canada	(Benefits include: Retirement and disability pensions, survivor and orphans benefits; death benefit.)	
War pensions to veterans and dependents	Disability pensions War veterans allowances) Veterans' Affairs Canada		
Health services other than institutional (Public Health)	Some financial assistance for medical and diagnostic services	Ministry of Health -laboratories, addiction research, sanitation, etc.	Medical Officers of Health Local Boards of Health and a District Health Council
Family Planning	Health and Welfare Canada	Ministry of Health	Local health departments
Ambulance services		Ministry of Health -grants to municipalities	Metropolitan Toronto Ambulance Services Department
Medicare and other costs related to accidents at work		Workmen's Compensation Board WCB (Ministry of Labour)	
Financial assistance following loss of a job	Unemployment Insurance Act (Employment and Immigration Canada)		
Legal Aid		COMSOC	
Assistance in placing the physically and mentally disabled in jobs	Vocational Rehabilitation of Disabled Persons (Canada Assistance Plan)	Ministry of Community and Social Services -Vocational Rehabilitation Services	Services may be obtained from voluntary agencies
Public assistance and welfare services, including medical expenses such as drugs and dentistry	Canada Assistance Plan Health and Welfare Canada	COMSOC - Family Benefits -Assistance for those in long term need	Metropolitan Toronto Community Services Department - social assistance to those in short term need
Children's Services: Child Welfare services	Canada Assistance Plan (cost of maintenance)	COMSOC	Metropolitan Toronto -services to children Children's Aid Societies and other agencies
Juvenile observation and detention homes		Homes and Training Schools Probation and Aftercare	
Day Care	Canada Assistance Plan (cost of maintenance)	COMSOC	Metropolitan Toronto and privately operated facilities

NOTE: In the above chart, the emphasis is on the involvement of public and private agencies and individuals in providing publicly-funded services. There are numerous other agencies, secular and religious, on a national (even international), provincial or community level, which stand ready to provide welcomed direct assistance to the ill and needy without charge.

KEY FACTS



HUMAN SERVICES

6.2

METROPOLITAN TORONTO COMMUNITY SERVICES DEPARTMENT, 1980-1986

HISTORY OF EXPENDITURES

(000's of Dollars)

	SERVICES FOR THE ELDERLY				SERVICES FOR CHILDREN				HOUSING					OTHER SUPPORT SERVICES				
	General Welfare Assistance Only	Other Social Services (i) Supplemental (ii) Administration	Homes for the Aged	Homes for the Aged (i) Supplemental (ii) Administration	Homes for the Aged (i) Supplemental (ii) Administration	Day Care	Children's Society	Catholic Children's Society	Metropolitan Toronto Community Services Limited	Purchased Counseling	Social Services Development Grants	General Social Services Grants	Community & Neighbourhood Support Services Grants	Hostel Operations				
1980	66,616.0	23,999.3	17,282.9	2,312.9	778.2	22,269.2	22,423.0	16,631.1	30,116.4	415.3	N/A	970.0	N/A	6,291.0				
1981	67,988.6	25,379.2	2,716.6	2,716.6	985.9	26,498.9	33,176.0	18,316.5	57,864.9	577.1	N/A	1,190.2	N/A	6,920.8				
1982	89,233.7	27,716.4	36,473.1	4,389.0	1,217.6	31,283.1	36,395.3	29,600.6	38,378.5	773.4	464.9	1,591.9	N/A	7,880.4				
1983	118,165.5	36,707.9	66,360.7	6,887.7	1,166.4	38,001.4	37,068.0	23,179.5	61,098.1	1,136.2	176.5	1,742.3	N/A	11,332.6				
1984	123,617.8	41,842.3	71,389.2	8,312.1	1,532.8	42,080.7	38,596.0	26,830.3	72,923.8	1,310.6	182.0	1,919.4	N/A	12,740.7				
1985	131,076.2	45,310.1	77,316.9	3,644.3	1,832.1	49,131.3	45,094.3	25,726.7	83,075.4	1,584.3	189.0	2,305.3	75.9	16,804.1				
1986	148,680.9	50,993.1	86,128.7	4,180.8	2,011.4	66,373.2	62,048.0	27,616.1	91,030.2	1,638.5	230.0	2,495.5	195.0	17,496.3				

UNITS OF SERVICE FOR EACH PROGRAM AREA

SERVICES FOR THE ELDERLY										SERVICES FOR CHILDREN									
General Welfare Assistance Only	Other Social Services	Homes for the Aged	Satellite Homes	Homes for the Aged	Homes for the Aged	Day Care	Private Day Care Program	Private Day Care Centres	Private Day Care Centres with Agreements	Private Day Care Centres with Agreements	Children's Society	Children's Society	Children's Society	Children's Society	Children's Society	Children's Society	Children's Society	Children's Society	Children's Society
(Homes)	(Homes)	(Homes)	(Homes)	(Homes)	(Homes)	(Centres)	(Centres)	(Centres)	(Centres)	(Centres)	(Centres)	(Centres)	(Centres)	(Centres)	(Centres)	(Centres)	(Centres)	(Centres)	(Centres)
1980	21,668	2,423	12	440	440	38	2,530	210	203	6,370	712	712	712	712	712	712	712	712	712
1981	21,537	2,400	12	483	483	36	2,600	200	207	6,700	832	832	832	832	832	832	832	832	832
1982	27,681	2,515	13	483	483	36	2,600	200	212	5,800	832	832	832	832	832	832	832	832	832
1983	31,998	2,408	11	483	483	36	2,600	200	239	5,800	832	832	832	832	832	832	832	832	832
1984	32,168	2,415	9	483	483	36	2,630	200	264	5,700	832	832	832	832	832	832	832	832	832
1985	32,228	2,403	11	483	483	36	2,640	200	278	7,181	1,051	1,051	1,051	1,051	1,051	1,051	1,051	1,051	1,051
1986	33,323	2,403	12	423	423	36	2,640	200	7	7,481	1,051	1,051	1,051	1,051	1,051	1,051	1,051	1,051	1,051



HOSPITALS, METROPOLITAN TORONTO, 1986

KEY FACTS



HUMAN SERVICES

6.4

HOSPITALS IN METROPOLITAN TORONTO

1.	Name of Hospital	Address	No. of Approved Beds*	Name of Hospital	Address	No. of Approved Beds*
1.	Baycrest	3560 Bathurst St.	300**	21. Queen Elizabeth	(a) 550 University Ave. (b) 130 Dunn Ave.	601
2.	Bloorview Children's	25 Buchan Court	87	22. Queen Street Mental Health Centre	1001 Queen St. W.	588
3.	Central	333 Sherbourne St.	176	23. Queensway General	150 Sherway Dr.	309
4.	Clarke Institute of Psychiatry	250 College St.	139	24. Riverdale	14 St. Matthews Rd.	784
5.	Doctors Hospital	45 Brunswick Ave.	300	25. Runnymede	274 St. John's Rd.	114
6.	The Donwood Institute	175 Brentcliffe Rd.	47	26. St. Bernard's Convalescent	685 Finch Ave. W.	60
7.	Etobicoke General	101 Humber College Blvd.	413	27. St. John's Convalescent	285 Cummer Ave.	210
8.	Hillcrest	47 Austin Terrace	117	28. St. Joseph's	30 The Queensway	831
9.	Sick Children's	555 University Ave.	698	29. St. Michael's	30 Bond St.	701
10.	Humber Memorial	200 Church St.	352	30. Salvation Army Grace	650 Church St.	123
11.	Lyndhurst	520 Sutherland Dr.	93	31. Scarborough Centenary	2867 Ellesmere Rd.	525
12.	Mount Sinai	600 University Ave.	510	32. Scarborough General	3050 Lawrence Ave. E.	770
13.	Branson	555 Finch Ave. W.	374	33. Sunnybrook Medical Centre	2075 Bayview Ave.	1,020
14.	North York General	4001 Leslie St.	541	34. Toronto East General & Orthopaedic	825 Coxwell Ave.	650
15.	Northwestern	2175 Keele St.	269	35. Toronto General	101 College St.	1,000
16.	Ontario Crippled Children's Centre	350 Rumsey Rd.	106	36. West Park (Toronto Tuberculosis)	82 Buttonwood Ave.	457
17.	Orthopaedic and Arthritic	43 Wellesley St. E.	140	37. Toronto Western	399 Bathurst St.	660
18.	Our Lady of Mercy (included in St. Joseph's totals)			38. Wellesley	160 Wellesley St. E.	565
19.	Princess Margaret	500 Sherbourne St.	202	39. Women's College	76 Grenville St.	383
20.	Providence Villa	3276 St. Clair Ave. E.	344	40. York-Finch General	2111 Finch Ave. W.	300
TOTAL						15,861

* - the number of beds that a hospital has Ministry approval to operate.
** - expanded 1986

Sources: Ontario Ministry of Health; Hospital Statistics 1983/84



AMBULANCE CALLS 1985

308,244
 55.9% - emergency
 44.1% - non-emergency

AMBULANCE STATIONS, METROPOLITAN TORONTO, 1986

KEY FACTS



HUMAN SERVICES

6.6

AMBULANCE STATION ADDRESSES

DISTRICT 1 - NORTHWEST OFFICE District Supervisors Office:

14 Station,
321 Rexdale Blvd.

STATION ADDRESS

01	4330 Dufferin St., Downsview, M3H 5R9 (ESU Base)
11	1135 Caledonia Rd., Toronto, M6A 2W9
12	1535 Albion Rd., Rexdale, M9V 1B2
13	555 Martin Grove Rd., Weston, M9R 4B7
14	321 Rexdale Blvd., Rexdale, M9W 1R8
15	2753 Jane St., Downsview, M3L 2E8
16	3990 Chesswood Dr., Downsview, M3J 2R8
17	4135 Bathurst St., Downsview, M3H 3P5
18	643 Eglinton Ave. West, Toronto, M5N 1C5
19	2660 Eglinton Ave. West, Toronto, M6M 1T7

DISTRICT 3 - SOUTHWEST OFFICE District Supervisors Office:

14 Station,
321 Rexdale Blvd.

STATION ADDRESS

30	1080 Weston Rd., Toronto, M6M 4R3
31	369 Olivewood Rd., Etobicoke, M8Z 2Z8
32	9 Clendenan Ave., Toronto, M6P 2W4
33	760 Dovercourt Rd., Toronto, M6H 2X2
34	674 Markham St., Toronto, M6G 2L9
35	866 Richmond St. West, Toronto, M6J 1C9
36	CNE Grounds, Connaught Ave., Toronto, M6K 3C3
37	140 Lansdowne Ave., Toronto, M6K 2V9
38	2765 Lakeshore Ave., Toronto, M8V 1H2
39	155 The East Mall, Etobicoke, M8Z 5Y5

DISTRICT 2 - NORTHEAST OFFICE District Supervisors Office:

42 Station,
1535 Kingston Rd.

STATION ADDRESS

02	24 Mallard Rd., North York, M3B 1S2 (ESU Base)
20	3300 Bayview Ave., (Riseborough Ave.) Willowdale, M2M 3R7
21	2075 Bayview Ave., Toronto, M4N 3M6 (Sunnybrook Hospital)
22	6 Empress Ave., Willowdale, M2N 3T3
23	115 Parkway Forest Dr., Willowdale, M2J 1L8
24	2461 Midland Ave., Scarborough, M1S 1R2
25	8200 Sheppard Ave. East, Scarborough
26	5316 Lawrence Ave. East, Scarborough, M1C 1R4
27	900 Tapscott Road, Scarborough, M1X 1C3
28	2900 Lawrence Ave. East, Scarborough, M1P 2T8
29	887 Pharmacy Ave., Scarborough, M1L 3K2

DISTRICT 4 - SOUTHEAST OFFICE District Supervisors Office:

42 Station,
1535 Kingston Rd.

STATION ADDRESS

40	86 Lombard St., Toronto, M5C 1M3
41	1300 Pape Ave., Toronto, M4K 3X1 (Pape and O'Connor)
42	1535 Kingston Rd., Scarborough, M1N 1R5
43	126 Pape Ave., Toronto, M4M 2V8
45	2 New St., Toronto, M5R 1P6
46	105 Cedarvale Ave., Toronto, M4J 1K8
47	3600 St. Clair Ave. East, Scarborough, M1K 1M2
48	Centre Island, (Temp. Approx. May to September)
49	3100 Eglinton Ave. East, Scarborough, M1J 2H1

NOTE: ESU - Emergency Support Unit



HOMES FOR THE AGED, METROPOLITAN TORONTO, 1986

KEY FACTS



HUMAN SERVICES

6.8

HOMES FOR THE AGED, 1986

CITY OF TORONTO

1. Belmont House, 55 Belmont St.
- a 2. Castlview-Wychwood Towers, 351 Christie St.
3. Chester Village, 717 Broadview Ave.
4. Christie Gardens, 600 Melita Cres.
5. Fellowship Tower, 877 Yonge St.
6. Fred Victor Mission, 139 Jarvis St.
- a 7. Fudger House, 439 Sherbourne St.
8. Copernicus Lodge, Roncesvalles Ave.
9. Julia Greenshields Memorial Home, 282 St. Clair Ave. W.
10. Mon Sheong Home for the Aged, 36 D'Arcy St.
11. New Horizons Tower, 1140 Bloor St. W.
12. Nisbet Lodge, 740 Pape Ave.
13. Rotary-Laughlen Centre, 110 Edward St.
14. S. A. Isabel and Arthur Meighen Lodge, 100 Davisville Ave.
15. St. Anne's Tower, 661 Dufferin St.
16. St. Thomas' Centenary House, 54 Madison Ave.

SCARBOROUGH

- a 17. Bendale Acres, 2920 Lawrence Ave. E.
18. Cana Place, 3333 Finch Ave. E.
19. Ehatare, 40 Old Kingston Rd.
20. LaSalle Manor, 61 Fairfax Cres.
21. Metro Toronto Legion Village, 59 Lawson Rd.
22. Providence Villa, 3276 St. Clair Ave. E.
23. Shepherd Lodge, 3760 Sheppard Ave. E.
24. Sts. Peter/Paul Ukrainian Community Homes, 221 Milner Ave.
25. The Wexford, 1860 Lawrence Ave. E.

EAST YORK

26. Ina Grafton Gage Home, 2 O'Connor Dr.
- a 27. True Davidson Acres, 200 Dawes Rd.

CITY OF NORTH YORK

28. Baycrest Terrace, 3560 Bathurst St.
29. Carefree Lodge, 306 Finch Ave. E.
30. Clarkewood C.N.I.B., 1929 Bayview Ave.
- a 31. Cummer House, 205 Cummer Ave.
32. Jewish Home for the Aged, 3560 Bathurst St.
- ** 33. Bob Rumball Centre for the Deaf, (Ontario Community Centre for the Deaf) 2395 Bayview Ave.
- ** 34. Sacred Heart Class of the Good Shepherd, 25 Shepherd Ct.
35. Thompson House, 1 Overland Dr.
36. Villa Colombo, 40 Playfair Ave.

ETOBICOKE

- ** 37. Ivan Franko Home, 767 Royal York Rd.
- a 38. Kipling Acres, 2233 Kipling Ave.

YORK

39. St. Hilda's Tower, 2339 Dufferin St.

YORK COUNTY

- * 40. Greenacres (Newmarket), 194 Eagle St.

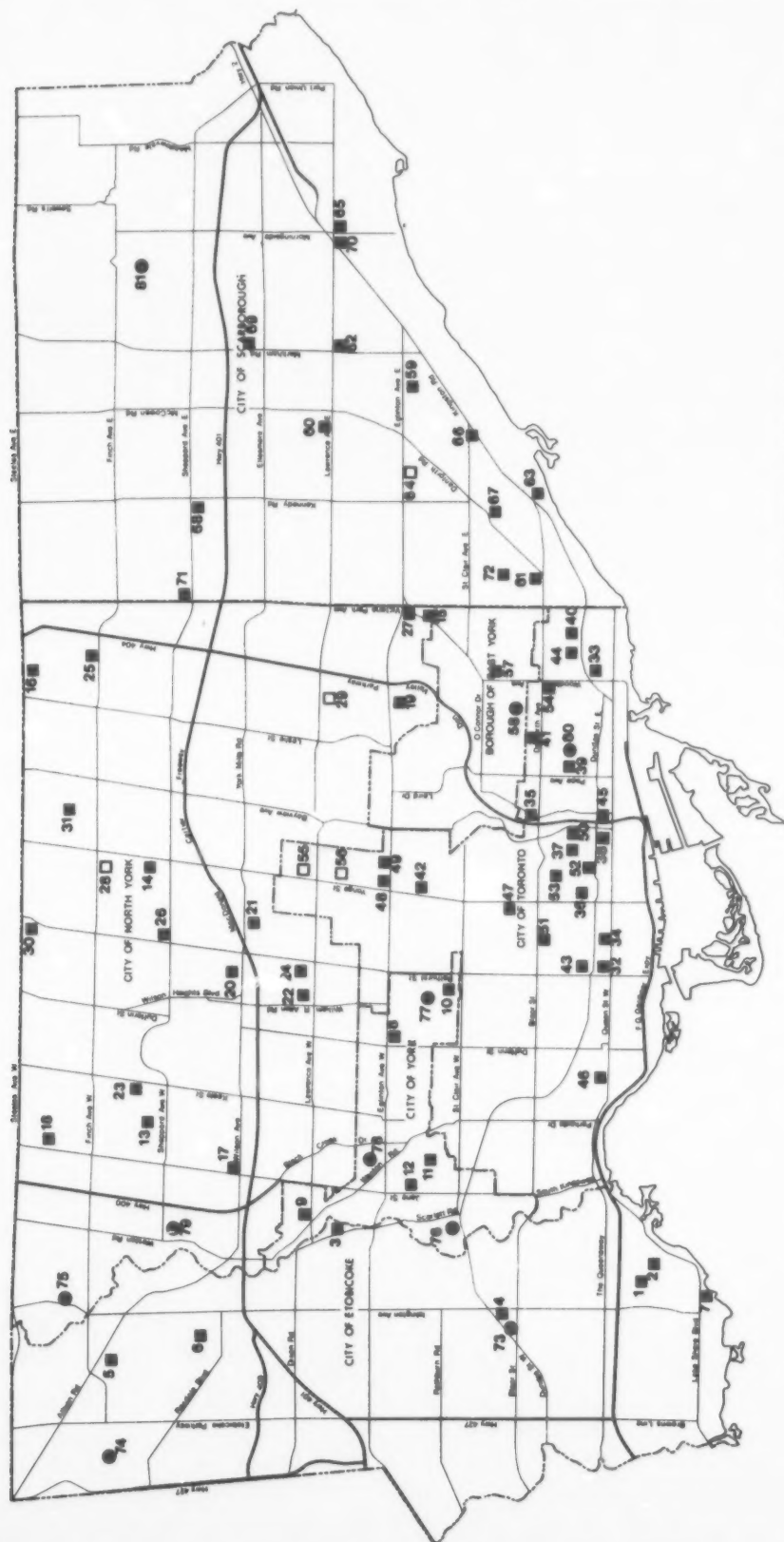
HOMES FOR THE AGED INSTITUTIONS AND BEDS - METROPOLITAN TORONTO MUNICIPALITIES

Municipality	METROPOLITAN HOMES		CHARITABLE		ALL HOMES	
	No.	Beds	No.	Beds	No.	Beds
TORONTO	2	749	14	2,416	16	3,165
YORK	-	-	1	411	1	411
EAST YORK	1	280	1	122	2	402
ETOBICOKE	1	335	1	98	2	433
NORTH YORK	1	390	8	1,261	9	1,651
SCARBOROUGH	1	296	8	1,192	9	1,488
METROPOLITAN* TORONTO	6	2,050	33	5,500	39	7,550

*Metropolitan Toronto operates Greenacres, 433 beds, in Newmarket.
**Not O.A.H.A. Member

a - Metropolitan Homes for the Aged.

Source: Ontario Association of Homes for the Aged (O.A.H.A.)
Satellite Home Program, nursing home, and hospital beds, not included.



- Senior Citizens' Housing
- Under Development and Under Construction
- Family Housing

METROPOLITAN TORONTO HOUSING COMPANY
SENIOR CITIZENS' AND FAMILY HOUSING, 1986

SENIOR CITIZENS' HOUSING

Name	Address	No. Units	Name	Address	No. Units
1. Edwards Manor	340 Royal York Rd	308	38. Edna Dixon Apartments	540 Queen St. East	44
2. Griggs Manor	100 Cavell Ave.	300	39. Frances Beavis Manor	369 Pape Ave.	139
3. Humber Acres	1 Scarlettwood Ct.	47	40. Glen Stewart Acres	828 Kingston Rd.	147
4. Islington Manor	41 Mabelle Ave.	350	41. Greenwood Towers	145 Stratmore Blvd.	350
5. Robert J. Smith Apartments	101, 121 Kendleton Dr.	417	42. Janet Magee Manor	71 Merton St.	167
6. Westacres & Westacres Extension	1-15 Arbordeil Rd.	223	43. Kensington Manor	34 Oxford St.	189
7. Woods Manor	2835 Lakeshore Blvd. West	148	44. Kinsmen Manor	2287 Gerrard St. East	38
8. Doug Saunders Apartments	1775 Eglinton Ave. West	300	45. May Birchard Apartments	859 Dundas St. East	29
9. Eagle Manor	1901 Weston Rd.	390	46. May Robinson Apartments	20 & 25 West Lodge Ave.	397
10. Louise Towers	130 Vaughan Rd.	99	47. McMurrich Place	18 Davenport Rd.	128
11. Mount Dennis Apartments	101 Humber Blvd.	246	48. Montgomery Place	130 Eglinton Ave. East	266
12. Outlook Manor	55 Outlook Ave.	275	49. Moore Place	801 Mount Pleasant Rd.	186
13. Arleta Manor	7 & 11 Arleta Ave.	373	50. Riverdale Acres	230 River St.	25
14. Beecroft Manor	35 Park Home Ave.	284	51. Senator David A. Croll Apartments	341 Bloor St. West	326
15. Centennial Apartments	5-11 Wakunda Place	245	52. William Dennison Apartments	310 Dundas St. East and 237 Sherbourne St. (House)	166
16. Cliffwood Manor	4000 Don Mills Rd.	397	53. Winchester Square	55 Blecker St.	260
17. Downsview Acres	2195 Jane St.	294	54. Woodbine Acres	133 Merrill Ave.	42
18. Edgeley Apartments	35 Shoreham Dr.	354	57. East York Acres	9 Haldon Ave.	200
19. Glenyan Manor	10 Deauville Lane	248	58. Blair Court	266 Donlands Ave.	234
20. King High Acres	12 King High Ave.	31	59. Adanac Apartments	140 Adanac Dr.	307
21. Marjory Carton Apartments	193 Wilson Ave.	125	60. Brimley Acres	2950 Lawrence Ave. East	200
22. Northacres	2-20 Flemington Rd.	127	61. Byng Towers	3330 Danforth Ave.	193
23. Northwood Apartments	3680 Keele St.	239	62. Cedarbrae Manor	65 Greencrest Circuit	400
24. Saranac Apartments	3174 Bathurst St.	181	63. McClain Park Apts.	10 Glen Everest Rd.	352
25. Seneca Towers	1700 Finch Ave. East	275	65. Morningside Apartments	4205 Lawrence Ave. East	346
26. Sheppard Place	4455 Bathurst St.	301	66. St. George's Manor	17 Brimley Road	330
27. Sunrise Towers	1420 Victoria Park Ave.	330	67. Scarborough Acres	575 Danforth Rd.	16
30. West Don Apartments	6250 Bathurst St.	390	68. Tam O'Shanter Towers	3825 Sheppard Ave. East	300
31. Willowdale Manor	175 Cummer Ave.	283	69. Village Apartments	50 Tuxedo Ct.	379
32. Alexandra Park Apartments	91 Augusta Ave.	257	70. West Hill Apartments	4175 Lawrence Ave. East	376
33. Beaches Lions Centennial Apts.	50 Norway Ave.	43	71. Wishing Well Manor	2008 Pharmacy Ave.	294
34. Beverley Manor	168 John St.	180	72. Woodland Acres	682 Warden Ave. and 40 Firvalley Ct.	392
35. Broadview Manor	80 Danforth Ave.	131			
36. College View Apartments	423 Yonge St.	340			
37. Donvale Manor	330 Gerrard St. East	81			

FAMILY HOUSING

73. Mabelle Place	49 Mabelle Ave.	128	28. The Kempford	5430 Yonge St.	239
74. Humberline Place	10 Humberline Dr.	179	29. Twenty Sanderling Place	North York	--
75. Rowntree Manor	2765 Islington Ave.	237	55. Yonge/Ranleigh	3197 Yonge St.	161
76. Cooper Mills Town Houses	4020 Dundas St. West	177	56. Yonge/Sherwood	2567 Yonge St.	105
77. Blake Towers	154 Vaughan Rd.	51	64. Midland and Eglinton	South Side of Eglinton Ave. E., West of Midland Ave.	150
78. Trimbee Court	30 Denarda St.	255			
79. Weston Tower	3101 Weston Rd.	176			
80. Riverdale Mews	436 Leslie St.	22			
81. Empringham Mews	50-126 Empringham Dr.	165			
			TOTAL		17,240

UNDER DEVELOPMENT AND UNDER CONSTRUCTION

28. The Kempford	5430 Yonge St.	239
29. Twenty Sanderling Place	North York	--
55. Yonge/Ranleigh	3197 Yonge St.	161
56. Yonge/Sherwood	2567 Yonge St.	105
64. Midland and Eglinton	South Side of Eglinton Ave. E., West of Midland Ave.	150





DAY CARE CENTRES, METROPOLITAN TORONTO, 1986

METRO DAY CARE CENTRES, 1986

NAME	ADDRESS	LICENSED CAPACITY	AGES	NAME	ADDRESS	LICENSED CAPACITY	AGES
1. Albion Rd.	1545 Albion Rd.	75	0-9	20. Galloway	4299 Kingston Rd.	76	0-9
2. Alexandra Park	75 Augusta Sq.	55	2.5-9	21. Gilder	31 Gilder Dr.	43	2.5-9
3. Ancaster*	45 Ancaster Rd.	84	18m-9	22. Glen Rd.*	443 Bloor St. E.	72	2.5-9
4. Bellevue	95 Bellevue Ave.	84	18m-9	23. Hollis	1 Hollis St.	100	0-9
5. Berner Trail*	120 Berner Trail	65	18m-9	24. Jesse Ketchum	7 Berryman St.	140	18m-9
6. Birchmount*	365 Bay Mills Blvd.	52	2.5-9	25. Kipling	2233 Kipling Ave.	(not opened yet)	
7. Blake St.*	84 Blake St.	82	18m-9	26. Lawrence Ave. E.*	3847 Lawrence Ave. E.	60	2.5-9
8. Blevins	26 Blevins Place	136	18m-9	27. Northminister*	255 Finch Ave. W.	96	18m-9
9. Brahms	5 Brahms Ave.	55	2.5-9	28. O'Connor*	1386 Victoria Park Ave.	82	18m-9
10. Canadiana Court*	20 Gordonridge Place	67	18m-9	29. Olde Davenport*	1900 Davenport Rd.	89	2.5-9
11. Coxwell	1631 Queen St. East	67	2.5-9	30. Rawlinson	40 Earncliffe Rd.	85	18m-9
12. Danforth	1125 Danforth Rd.	78	6m-9	31. Regent Park	600 Dundas St. E.	58	18m-9
13. Davisville*	41 Millwood Rd.	59	2.5-9	32. Rowntree	2765 Islington Ave.	(not opened yet)	
14. Dovercourt	455 Dovercourt Rd.	95	18m-9	33. St. Mark's	201 Cowan Ave.	60	2-9
15. Edgeley	405 Driftwood Ave.	82	2.5-9	34. Thomas Berry	3495 Lakeshore Blvd. W.	112	18m-9
16. Emery Satellite	3395 Weston Rd.	26	18m-5	35. Warden Woods	76 Firvalley Crt.	49	2.5-9
17. Falstaff	10 Falstaff Ave.	88	18m-9	36. Willowridge	30 Earldown Dr.	81	18m-9
18. Firgrove	4 Cane Grassway	64	2.5-9	37. Woodbine*	700 Milverton Blvd.	84	18m-9
19. Flemingdon*	29 St. Dennis Dr.	80	2.5-9				
TOTAL						2,681	

*Facilities for developmentally handicapped

Source: Metropolitan Toronto Community Services Department

KEY FACTS



HUMAN SERVICES

6.12



COMMUNITY SERVICE CENTRES AND HOSTELS,
METROPOLITAN TORONTO, 1986

COMMUNITY SERVICE CENTRES AREA AND SATELLITE OFFICES

Location	Phone	Location	Phone
A 1076 Pape Ave.	429-4710	*T* 20 Spadina Rd.	962-5100
B 550 Burnhamthorpe Rd.	429-1236	*U* 183 - 10th St.	255-7366
C 5799 Yonge St.	229-5100	*V* 101 Oakdale Rd.	229-1100
D 1220 Markham Rd., Ste. 301	631-8080	*W* 67 Adelaide St. E.	965-5450
E 2750 Eglinton Ave. W.	637-1313	*X* 7 Curry Ave.	629-4710
F 455 Denison St. E.	530-0078	*Y* 117 Jefferson Ave.	530-2619
G 1631 Queen St. E.	498-3681	*Z* 36 Colborne Rd.	656-2380

*Satellite Offices

HOSTELS

A. HOSTELS OPERATED BY METRO

Name	Address	Phone	No. of Beds	Major Client Group
1. Family Residence	674 Dundas St. W.	363-8475	125	Father-led Families and Couples
2. Robertson House	291 Sherbourne St.	923-1266	30	Single Women
3. Seaton House	333 George St.	964-6797	422	Mothers with Children
			326	Single Men
				Disabled/Elderly Men

B. PRIVATELY OPERATED HOSTELS (funding assisted by Metro)

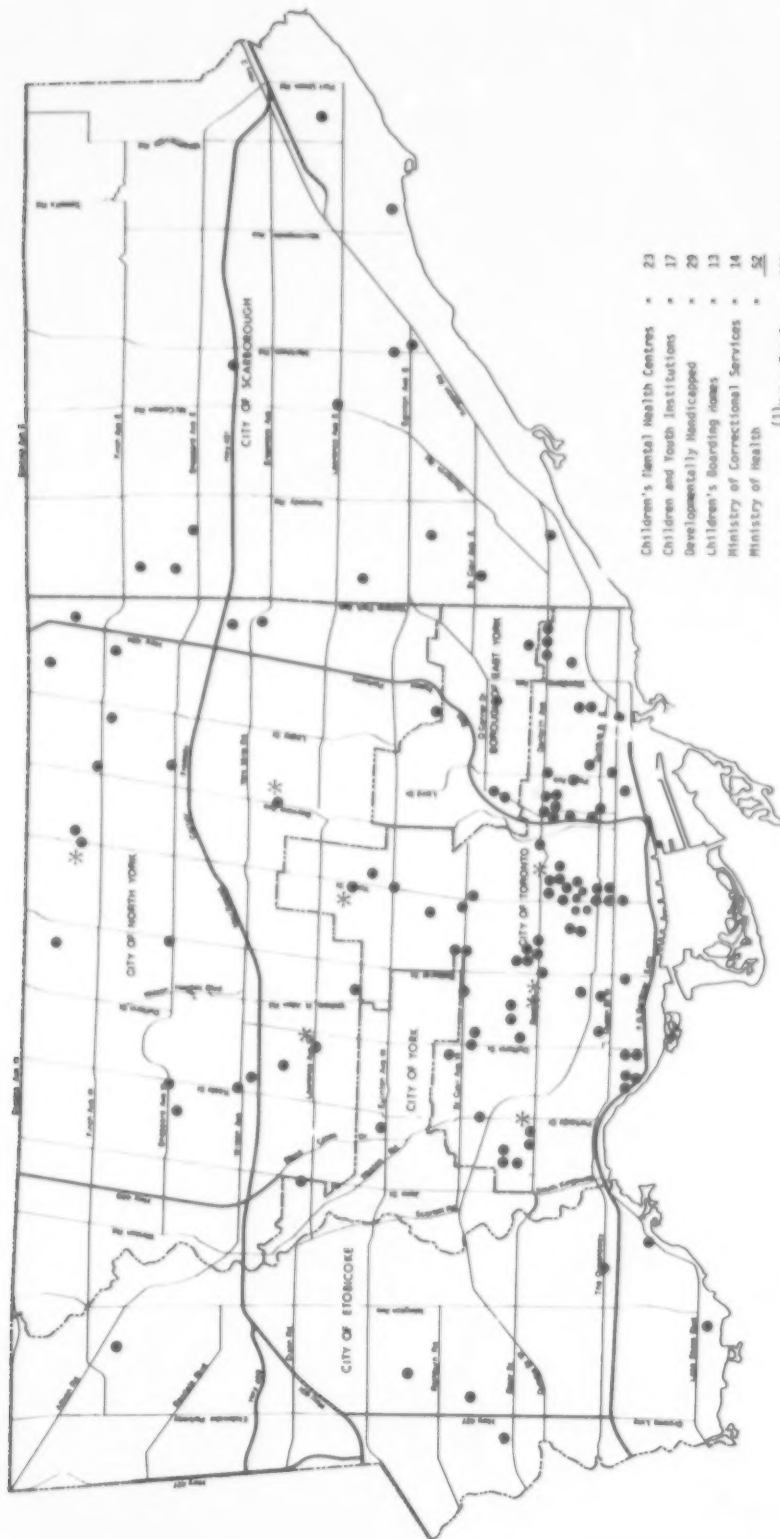
4. Andahyan	106 Spadina Rd.	925-1492	16	Mothers with Children
5. Evangeline Residence (Salvation Army)	2848 Dundas St. W.	762-9636	25	Single Women
6. Fred Victor Mission	167 Queen St. E.	364-8238	120	Single Men
7. Interval House	396 Huron St.	924-1491	22	Women with Children
8. Nellies	273A Broadview Ave.	441-1084	89	Single Women
9. Salvation Army Men's Hostel	135 Sherbourne St.	364-2733	163	Some Mothers with Children
10. Y.M.C.A. House	485 Queen St. W.	363-9700	269	Single Men
11. STOP 46 (Y.W.C.A.)	46 Madison Ave.	922-3721	43	Single Young Men
12. Street Haven	87 Pembroke St.	967-4660	25	Single Young Women
13. Toronto Community Hostel	191 Spadina Rd.	923-4431	20	Single Women
14. Women in Transition	143 Spadina Rd.	967-5227	52	Families and Singles
15. Women's Hostel	149 Stanley Ave.	252-5820	18	Mothers with Children
16. Woodlawn Residence (Y.W.C.A.)	80 Woodlawn Ave. E.	923-8434	25	Mothers with Children and some Single Women
17. Carpenters House	70 and 179 Gerrard St. E.	393-8849	3	Single Young Women
18. Dixon Hall (City funded)	30 St. Lawrence St.	863-0498	70	Adolescents (Male and Female)
19. Emily Stowe Shelter	31 Binkley Road, Scarborough	294-4357	43	Single Men
20. The Red Door (Woodgreen United Church)	873 Queen St. E.	469-4123	30	Women with Children and some Single Battered Women
21. Bende House (St. Vincent de Paul Society)	242 Church St.	864-0792	35	Families with Children
22. North York Women's Shelter	960 Shepherd Ave. W., North York	633-9630	30	Single Women
23. Na.Me. Res.	14 Vaughan Rd.	632-0336	26	Women with Children
24. Ernestine's	14 Warrendale Court, Rexdale	744-3701	26	Native Canadian Men
25. Ozanam House	58 Mulock Ave.	762-4193	22	Women with Children
26. Youth Without Shelter	6 Warrendale Court, Rexdale	636-5453	11	Alcoholic Men
27. All Saints' Women's Shelter	313 Dundas Street East	369-5551	33	Canad Youth Hostel
			14	Transient Women

C. TEMPORARY HOSTELS (Winter)

28. Salvation Army Temp. Hostel	167 College St.	967-2010	100	Single Men (November 1 - April 30)
29. All Saints' Anglican Church	317 Dundas St. E.	368-7748	75	Single Men (November 1 - April 30)

2,327 beds

Source: Metropolitan Toronto Community Services Department



Children's Mental Health Centres	* 23
Children and Youth Institutions	* 17
Developmentally Handicapped	* 29
Children's Boarding Homes	* 13
Ministry of Correctional Services	* 14
Ministry of Health	* 52
(1) Netive Total	* 143

(1) Does not include a list of 42 Funded "Group Homes" and other Licensed Facilities which was received late from the Ministry of Community & Social Services. This will be updated in the next "Key Facts" publication.

* Houses 2 or more programs

** Office of Household Community House which administers 19 homes scattered throughout the city whose exact street numbers are not available.

Source:
Ministry of Community & Social Services - Central Regional Office
Ministry of Correctional Services
Ministry of Health

GROUP HOMES, METROPOLITAN TORONTO, 1986

KEY FACTS

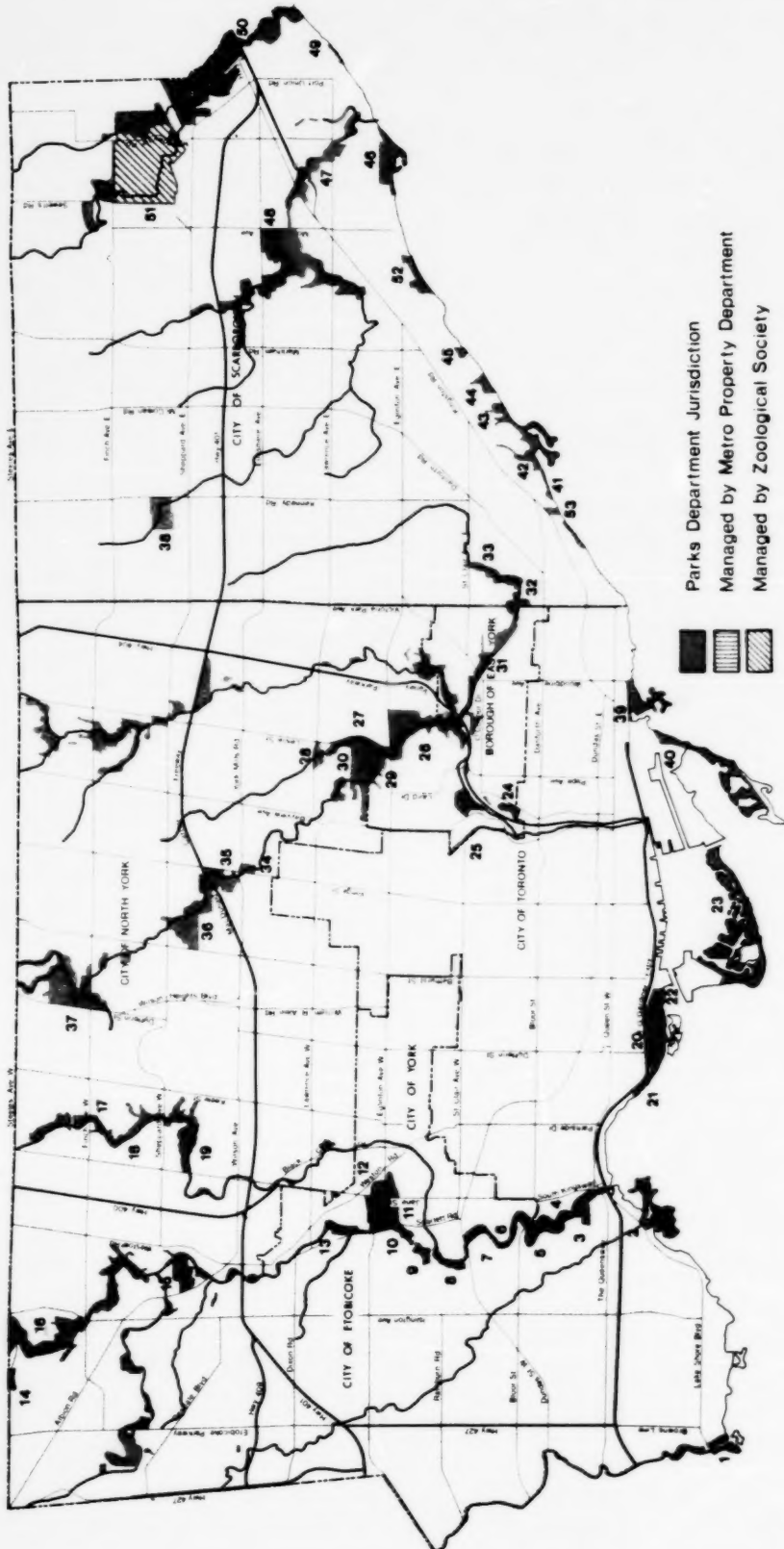


HUMAN SERVICES

6.14

GOVERNMENTAL AND PRIVATE ROLES IN PROVIDING EDUCATION AND RECREATION SERVICES

SERVICE OR FACILITIES	FEDERAL (CANADA) ROLE	PROVINCIAL (ONTARIO) ROLE	MUNICIPAL AND COMMUNITY ROLE
Elementary and Secondary Education	Schools for native peoples. Generally, education is reserved to the provinces.	Ministry of Education Regulations for, and grants to, local school boards.	Administration and funding (property tax levies) by: (1) Metropolitan and area municipalities' public school boards. (2) Metropolitan Separate School Board (R.C.S.). Private Schools.
Special Education		Provincial schools for the blind, deaf and developmentally handicapped.	Metropolitan schools for retarded children. Schools in facilities for crippled and other handicapped children.
Vocational Training	Programs, especially "retraining", under Employment and Immigration Canada Employment Centres	Ministry of Skills Development Apprenticeship programs in private sector.	Trade schools, usually private.
Vocational Rehabilitation (Illness and Accident)	Part of local health programs funded by federal contributions.	Ministry of Labour	Therapy and instruction in a variety of institutions.
Post-secondary Education	Provision of funds to provinces to defray costs.	Ministry of Colleges and Universities, including funding. Other institutions receiving government funds but charging fees, with strong provincial ties.	Colleges of Applied Arts and Technology (CAATS) under provincially appointed governors. Self-governing universities, partially funded by grants.
Public Libraries	Special collections such as Parliamentary Library in House of Commons, Ottawa.	Legislation and regulation of, and grants to, local boards.	Library boards: (a) area municipalities' <u>circulating</u> libraries. (b) Metropolitan <u>reference</u> libraries.
Recreation	Federal Parks Physical Fitness Programs	Provincial Parks Local conservation authorities in drainage areas. Contributions to community facilities from lottery earnings.	Metropolitan Parks, Local Parks. Area municipalities' recreation programs and facilities, including swimming pools and skating arenas. Community centres.
Fairs and Cultural Activities	Support for agricultural promotional activities. Facilities in Ottawa such as: National Arts Centre National Museum National Art Gallery, etc. National Film Board (NFB) Canadian Broadcasting Corporation (CBC) radio and TV networks.	Support for agricultural fairs and other activities. Ontario Science Centre Ontario Place Art Gallery of Ontario Royal Ontario Museum Ontario Educational Communications Authority (OECA) - public television network.	Canadian National Exhibition Royal Agricultural Winter Fair Exhibition Stadium O'Keefe Centre (Metro) St. Lawrence Centre for the Arts (City of Toronto) Cultural grants by Metropolitan Council. Community funding and support of governmental and private cultural activities. OECA - Channel 19 in Toronto, CBC radio and TV - English and French stations.



Parks Department Jurisdiction
Managed by Metro Property Department
Managed by Zoological Society

METROPOLITAN PARKLAND SYSTEM

	Ha.		Ha.		Ha.		Ha.
1. Merie Curtis Park	23	15. Humber Valley Golf Course	43	29. Serena Gundy Park	25	43. Cathedral Bluffs Park	16
2. Humber Bay Park	140	16. Rowntree Mills Park	102	30. Sunnyside Park	79	44. Cudia Park	16
3. South Humber Park	14	17. Derrydowns Park	30	31. Taylor Creek Park	72	45. Sylvan Park	9
4. Humber Marshes	31	18. Northwood Park	23	32. Denison Park Golf Course	13	46. East Point Park	60
5. King's Mill Park	45	19. Downsview Park	77	33. Warden Woods	35	47. Colonel Danforth Park	81
6. Etienne Brule Park	19	20. Exhibition Place	75	34. York Mills Park	5	48. Morningdale Park	101
7. Home Smith Park	16	21. Lakeshore Park	22	35. Don Valley Golf Course	64	49. Rouge Beach Park	2
8. Lambton Woods	15	22. Coronation Park	12	36. Earl Bales Park	59	50. Glen Rouge Park	10
9. James Gardens	11	23. Toronto Island Park	230	37. G. Ross Lord Park	136	51. Metropolitan Toronto Zoo (Managed by the Metropolitan Toronto Zoological Society)	281
10. Scarlett Mills Park	26	24. Tomlinson Mills Park	10	38. Tam O'Shanter Golf Course	48		
11. Scarlett Woods Golf Course	23	25. Moore Park Ravine	13	39. Ashbridge's Bay Park	121		
12. Eglinton Flats Park	36	26. Ernest Thompson Seton Park	96	40. Tommy Thompson Park	253		
13. Raymore Park	12	27. Wilket Creek Park	44	41. Scarborough Heights Park	10		
14. Thackeray Park	33	28. Edwards Gardens	14	42. Bluffer's Park	167		
							2,947

Sources: Metropolitan Toronto Parks and Property Department

KEY FACTS



HUMAN SERVICES

6.16

PUBLIC AND SEPARATE SCHOOL STATISTICS METROPOLITAN TORONTO 1985-86

PUBLIC SCHOOL BOARDS

MUNICIPALITY	SCHOOLS		TEACHERS ^a		ENROLMENT	
	Elementary *	Secondary	Elementary	Secondary	Elementary	Secondary
Toronto	119	44	2,392 *	2,166 *	41,258 *	32,791 *
York	28	8	463	492	8,785	7,155
East York	21	3	384	303 ¹	7,893	3,979
Etobicoke	49	17	1,082	1,126	18,635	13,840
North York	114	22	1,821	1,815	31,295	27,649
Scarborough	132	25	2,340	1,981	45,441	31,187
Metropolitan Total	463	119	8,484	7,883	153,307	116,601

a - FTE - Full Time Equivalent

* - includes Junior and Middle Schools

¹ - Special Education

¹ - includes 27 teachers who teach both levels

Note: Metropolitan Schools for the Retarded
22 facilities exist, some within area board schools
and some in separate buildings.

SEPARATE SCHOOL BOARDS

MUNICIPALITY	SCHOOLS				TEACHERS		ENROLMENT			
	ENGLISH		FRENCH		Elementary	Secondary	ENGLISH		FRENCH	
	Elementary	Secondary	Elementary	Secondary			Elementary	Secondary	Elementary	Secondary
TORONTO	42	8	2	-	937	-	17,702	6,994	359	-
EAST YORK/ SCARBOROUGH	47	6	1	-	906	-	18,703	3,168	339	-
YORK/ ETOBICOKE	44	6	0	-	963	-	19,890	5,933	-	-
NORTH YORK	51	10	2	1	1,150*	-	21,764	9,145	849	66
METROPOLITAN TOTAL	184	30	5	1	3,956*	1,263	78,059	25,240	1,547	66

*Includes 70 French Teachers

Note: The Metropolitan Separate School Board also operates 4 Adult Education Centres
which have 221 students and have 20 teachers

Sources: Public School Boards of each Area Municipality and
Metropolitan Separate School Board



UNIVERSITIES AND COLLEGES, METROPOLITAN TORONTO, 1985

* Various high school locations in York Region

KEY FACTS



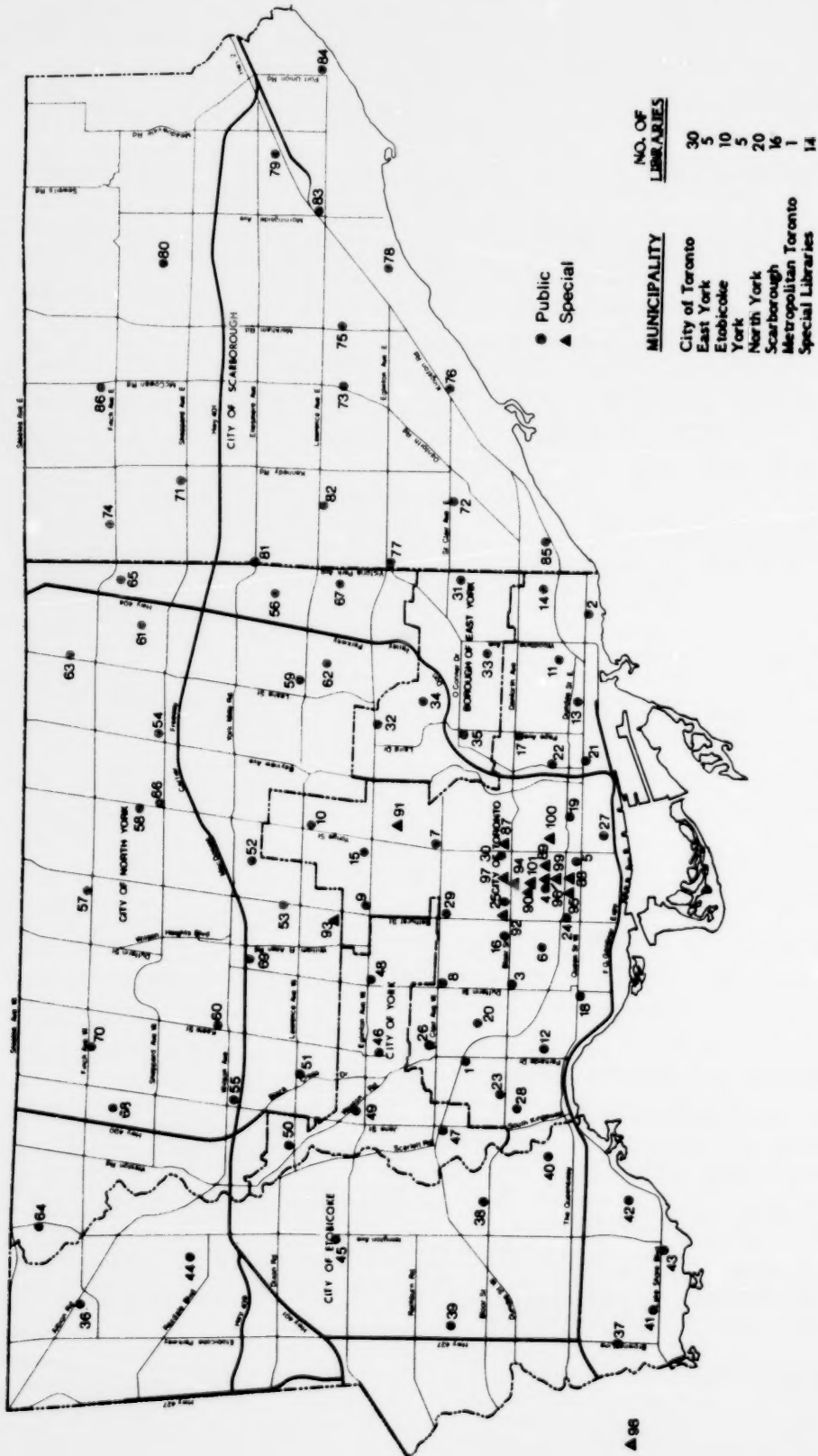
HUMAN SERVICES

6.18

UNIVERSITIES AND COLLEGES, METROPOLITAN TORONTO, 1985 (FALL)

NAME OF UNIVERSITY OR COLLEGE				NUMBER OF STUDENTS	
				Full Time	Part Time
1.1	University of Toronto	St. George		27,360	14,078
1.2	University of Toronto	Scarborough College		3,385	1,527
1.3	University of Toronto	Erindale Campus		<u>3,447</u>	<u>1,535</u>
				34,192	17,140
2.1	York University	Main Campus		18,384	13,245
2.2	York University	Glendon Campus		<u>1,477</u>	<u>380</u>
				19,861	13,625
3.1	Humber College of Applied Arts and Technology	Main Campus (North)		7,957	12,550
3.2	Humber College	Keeleisdale Campus		0	0
3.3	Humber College	York-Eglinton Centre		0	1,103
3.4	Humber College	Lakeshore Campus		1,301	2,233
3.5	Humber College	Queensway Campus		141	0
3.6	Humber College	Osler Campus		210	1,384
3.7	Humber College	Woodbine Center		<u>0</u>	<u>2,177</u>
				9,609	19,447
4.1	Seneca College of Applied Arts and Technology	Newnham Campus		6,259	13,623
4.2	Seneca College	King Campus		1,025	719
4.3	Seneca College	Lawrence Campus		534	471
4.4	Seneca College	Leslie Campus		600	771
4.5	Seneca College	Jane Campus		52	0
4.6	Seneca College	Sheppard Campus		967	183
4.7	Seneca College	York Region		0	1,359
4.8	Seneca College	Glen Rush Campus		577	0
4.9	Seneca College	Dufferin Campus		0	3,727
4.10	Seneca College	Spring Garden Campus		<u>0</u>	<u>253</u>
				10,914	21,106
5.1	George Brown College of Applied Arts and Technology	Casa Loma Campus		3,040	3,709
5.2	George Brown College	Kensington Campus		1,393	1,604
5.3	George Brown College	St. James Campus		3,487	4,394
5.4	George Brown College	College Campus		537	600
5.5	George Brown College	Nightingale Campus		<u>844</u>	<u>2,301</u>
				9,301	12,608
6.	Ryerson Polytechnical Institute			11,500	13,885
7.1	Centennial College of Applied Arts and Technology	Warden Woods Campus		2,287	N/A
7.2	Centennial College	Ashtonbee Campus		1,118	N/A
7.3	Centennial College	Progress Campus		3,047	N/A
7.4	Centennial College	East York Campus		<u>854</u>	<u>N/A</u>
				7,306	13,896
8.	Ontario College of Art			1,300	2,000
9.	Ontario Institute for Studies in Education (O.I.S.E.) *includes part time thesis			646	2,025*
TOTAL				104,629	115,732

Source: Main Registrar of each University or College.



LIBRARIES, METROPOLITAN TORONTO, 1986

KEY FACTS



HUMAN SERVICES

6.20

LIBRARIES - METROPOLITAN TORONTO, 1986

NAME OF LIBRARY

ADDRESS

TORONTO

1. Annette 145 Annette St.
2. Beaches 2161 Queen St. East
3. Bloor and Gladstone 1101 Bloor St. West
4. Boys and Girls House 40 St. George St.
5. City Hall Nathan Phillips Square
6. College & Shaw 766 College St.
7. Deer Park 40 St. Clair Ave. East
8. Dufferin & St. Clair 1625 Dufferin St.
9. Forest Hill 700 Eglinton Ave. West
10. George H. Locke Memorial 3083 Yonge St.
11. Gerrard & Ashdale 1432 Gerrard St. East
12. High Park 228 Roncesvalles Ave.
13. Jones Avenue 118 Jones Ave.
14. Main Street 137 Main St.
15. Northern District 40 Orchard View Blvd.
16. Palmerston 560 Palmerston Ave.
17. Pape & Danforth 701 Pape Ave.
18. Parkdale 1303 Queen St. West
19. Parliament 269 Gerrard St. East
20. Perth & Dupont 1589 Dupont St.
21. Queen & Saulter 765 Queen St. East
22. Riverdale 370 Broadview Ave.
23. Runnymede 2178 Bloor St. West
24. Sanderson 327 Bathurst St.
25. Spadina Road 10 Spadina Rd.
26. St. Clair & Silverthorne 1748 St. Clair Ave. West
27. St. Lawrence LOW 171 Front St. East
28. Swansea Memorial 95 Lavinia Ave.
29. Wychwood 1431 Bathurst St.
30. Yorkville 22 Yorkville Ave.

EAST YORK

31. Dawes Road 416 Dawes Rd.
32. Leaside 165 McRae Dr.
33. S. Walter Stewart 170 Memorial Park Ave.
34. Thorncliffe 48 Thorncliffe Park Dr.
35. Todmorden Pape Ave. & Torrens Ave.

ETOBICOKE

36. Albion 1515 Albion Rd.
37. Alderwood 525 Horner Ave.
38. Brentwood 36 Brentwood Rd. North
39. Eatonville 430 Burnhamthorpe Rd.
40. Humber Bay 200 Park Lawn Rd.
41. Long Branch 3500 Lakeshore Blvd. West
42. Mimico Centennial 47 Station Rd.
43. New Toronto 110 11th St.
44. Rexdale 2243 Kipling Ave.
45. Richview 65 Hartsdale Dr.

YORK

46. Evelyn Gregory 120 Trowell Ave.
47. Jane-Dundas 620 Jane St.
48. Main 1745 Eglinton Ave. West
49. Mount Dennis 1123 Weston Rd.
50. Weston 2 King St.

NAME OF LIBRARY

ADDRESS

NORTH YORK

51. Amesbury Park 1565 Lawrence Ave. West
52. Armour Heights 2140 Avenue Rd.
53. Bathurst Heights Area 3170 Bathurst St.
54. Bayview Village 2901 Bayview Ave.
55. Black Creek 2141 Jane St.
56. Brookbanks 210 Brookbanks Dr.
57. Centennial 578 Finch Ave. West
58. Central 5126 Yonge St.
59. Don Mills Area 888 Lawrence Ave. East
60. Downsview Area 2793 Keele St.
61. Fairview Area 35 Fairview Mall Dr.
62. Flemington Park 29 St. Dennis Dr.
63. Hillcrest 5801 Leslie St.
64. Humber Summit 2990 Islington Ave.
65. Pleasant View 575 Van Horne Ave.
66. Victoria Village 184 Sloane Ave.
67. Woodview Park 16-18 Bradstock Rd.
68. Yonge-Sheppard Centre 4841 Yonge St.
69. Yorkdale Yorkdale Shopping Centre
70. York Woods Area 1785 Finch Ave. West

SCARBOROUGH

71. Agincourt 3850 Sheppard Ave. East
72. Albert Campbell 496 Birchmount Rd.
73. Bendale 1515 Danforth Rd.
74. Bridlewood 2900 Warden Ave.
75. Cedarbrae 545 Markham Rd.
76. Cliffcrest 2977 Kingston Rd.
77. Eglinton Square 50 Eglinton Square
78. Guildwood 123 Guildwood Parkway
79. Highland Creek 277 Old Kingston Rd.
80. Malvern 30 Sewell's Rd.
81. Maryvale Victoria Pk. Ave. & Ellesmere Rd.
82. McGregor Park 2219 Lawrence Ave. East
83. Morningside 255 Morningside Dr.
84. Port Union 5450 Lawrence Ave. East
85. Taylor 1440 Kingston Rd.
86. Woodside Square Unit 30, 1571 Sandhurst Circle

METROPOLITAN TORONTO

87. Metropolitan Toronto Library 789 Yonge St.

SPECIAL LIBRARIES

88. Art Gallery of Ontario 317 Dundas St. West
89. Bell Canada 393 University Ave.
90. Canadian Institute of International Affairs 15 King's College Circle
91. Canadian Welding Development Institute 260 Merton St.
92. Faculty of Education University of Toronto 371 Bloor St. West
93. Jewish Public Library 22 Glen Park Ave.
94. John P. Robarts Research 130 St. George St.
95. Ontario College of Art 100 McCaul St.
96. Ontario Hydro 700 University Ave.
97. Ontario Institute for Studies in Education 52 Bloor St. West
98. Ontario Research Foundation Sheridan Park
99. Royal Canadian Military Institute 426 University Ave.
100. Ryerson Library 350 Victoria St.
101. Thomas Fisher Rare Book 120 St. George St.

KEY FACTS



HUMAN SERVICES



POLICE STATIONS AND FACILITIES, METROPOLITAN TORONTO, 1985

KEY FACTS



HUMAN SERVICES

6.22

POLICE STATISTICS BY DISTRICT 1971, 1980 AND 1985

	POPULATION		POLICE DISTRICT PERSONNEL		CRIMINAL CODE OCCURRENCES		TRAFFIC ACCIDENTS		PERSONS INJURED TRAFFIC ACCIDENTS	
	1971	1980	1971	1980	1971	1980	1971	1980	1971	1980
District 1	504,531	441,354	776	1,059	36,826	48,109	9,422	12,749	4,558	4,833
	% Ch.	-12.5	36.5	9.0		30.6		29.8		6.0
District 2	282,704	307,845	366	556	17,726	29,130	4,281	6,831	2,145	2,428
	% Ch.	8.9	51.9	1.8		64.3		59.6		13.2
District 3	476,065	535,611	481	782	28,726	40,753	7,376	13,184	3,733	4,926
	% Ch.	12.5	62.6	3.2		41.9		21.4		32.1
District 4	337,961	415,409	368	647	14,973	35,176	4,658	9,019	2,440	3,950
	% Ch.	22.9	83.9	5.4		134.9		93.6		49.6
District 5	485,703	443,273	1,087	1,383	58,458	75,282	11,199	14,993	5,105	5,327
	% Ch.	-8.7	45.6	7.8		28.8		33.9		4.4
TOTAL	2,086,966	2,163,290	3,058	4,427	156,709	228,490	37,336	56,776	18,177	21,464
	% Ch.	3.7	51.3	44.8		45.8		52.1		18.1

BUILDINGS AND ADDRESSES

POLICE HEADQUARTERS - 590 JARVIS STREET

1 DISTRICT - District Headquarters:	209 Mavety Street	
11 Division	209 Mavety Street	
12 Division	2096 Eglinton Avenue West	
13 Division	1435 Eglinton Avenue West	
14 Division	150 Harrison Street	
2 DISTRICT - District Headquarters:	3699 Bloor Street West	
21 Division	791 Islington Avenue	
22 Division	3699 Bloor Street West	
23 Division	2126 Kensington Avenue	
Traffic Unit	3699 Bloor Street West	
3 DISTRICT - District Headquarters:	30 Ellerslie Avenue	
31 Division	1900 Sheppard Avenue West	
32 Division	30 Ellerslie Avenue	
33 Division	50 Upjohn Road	
Traffic Unit	30 Ellerslie Avenue	
4 DISTRICT - District Headquarters:	1001 Birchmount Road	
41 Division	2222 Eglinton Avenue East	
42 Division	4610 Finch Avenue East	
43 Division	4040 Lawrence Avenue East	
Traffic Unit	1001 Birchmount Road	
5 DISTRICT - District Headquarters:	101 Coxwell Avenue	
51 Division	30 Regent Street	
52 Division	255 Dundas Street West	
53 Division	2398 Yonge Street	
54 Division	41 Cranfield Road	
55 Division	101 Coxwell Avenue	
Traffic Unit	41 Cranfield Road	

MISCELLANEOUS BUILDINGS

Investigative Services

Homicide Squad
 Auto Recovery, Hit and Run and
 Suspicion Squad
 Hold Up Squad
 Investigative Support Squad
 Fraud Squad
 Morality Bureau
 Auxiliary Police
 Central Traffic
 Community Programs
 Emergency Squad
 Family and Youth Services
 Financial Administration
 Inspection Unit
 Marine Unit
 Mounted Unit
 Operational Planning
 Police College
 Public Complaints Investigation
 Public Order Bureau
 Streets Unit
 Summons Bureau
 Telecom and Electronics

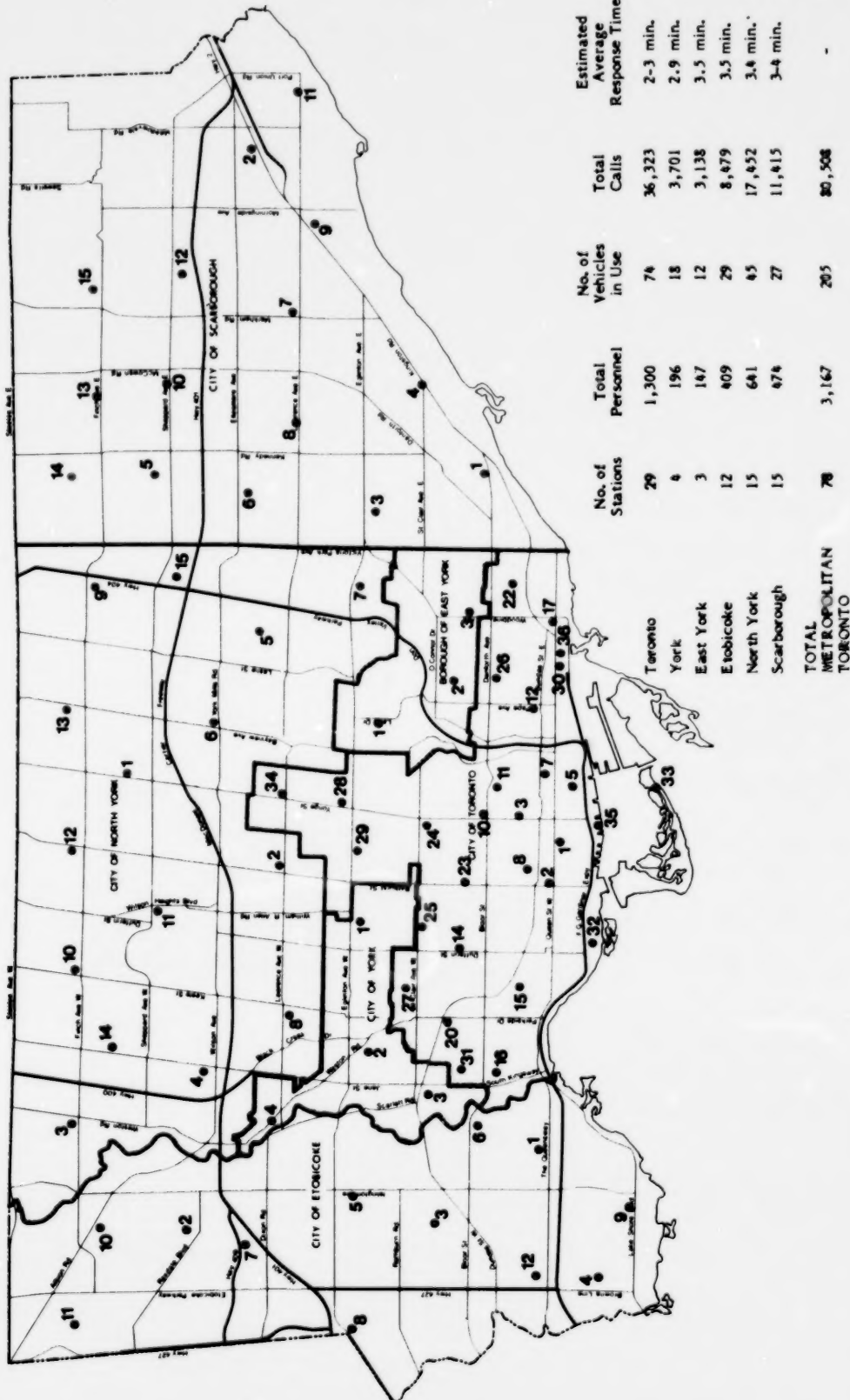
1300 Yonge Street, Suite 800 (8th Floor)

135 Davenport Road
 45 Strachan Avenue
 305 Greenfield Avenue
 1345 Bloor Street East
 135 Davenport Road
 365 Broadview Avenue
 60 Richmond Street East
 262 Cherry Street
 Sunnybrook Park--
 Leslie Street and
 Eglinton Avenue East
 135 Davenport Road
 4620 Finch Avenue East
 3080 Yonge Street
 2050 Upjohn Road
 2050 Jane Street
 40 Richmond Street East
 2050 Jane Street

POLICE KEY FACTS

	1963	% Growth	1980	% Growth	1985
Population	1,802,202	18.9	2,163,290	0.9	2,163,290
Police Personnel	3,435	91.2	6,469	5.6	6,469
Criminal Code Occurrences	79,236	138.3	228,490	-5.1	214,726
Traffic Accidents	29,943	89.6	56,776	-26.8	62,721
Persons Injured Traffic Accidents	14,511	97.9	21,464	16.6	25,030
Highway Traffic Act Charges	54,773	7.9	588,845	-55.9	259,767

Source: Metropolitan Toronto Police Force
Operational Planning



**FIRE HALLS, METROPOLITAN TORONTO,
1984/85**



FIRE HALLS, METROPOLITAN TORONTO, 1985

Station
No.

Location

TORONTO FIRE DEPARTMENT

1	260 Adelaide St. West
2	35 Claremont St.
3	12 Grosvenor St.
5	207 Front St. East
7	475 Dundas St. East
8	132 Bellevue Ave.
10	34 Yorkville Ave.
11	441 Bloor St. East
12	840 Gerrard St. East
14	1285 Dufferin St.
15	140 Lansdowne Ave.
16	83 DeForest Rd.
17	1904 Queen St. East
20	358 Keele St.
22	87 Main St.
23	240 Howland
24	20 Balmoral Ave.
25	65 Hendrick Ave.
26	153 Chatham Ave.
27	106 Ascot Ave.
28	16 Montgomery Ave.
29	641 Eglinton Ave. West
30	30 Knox Ave.
31	462 Runnymede Rd.
32	Manitoba Dr. (C.N.E. Temp.)
33	Cibola Ave., Wards Island
34	3135 Yonge St.
35	11 Queen's Quay West
36	Toronto Fire Academy 895 Eastern Ave.

YORK FIRE DEPARTMENT

1	555 Oakwood Ave.
2	6 Lambton Ave.
3	590 Jane St.
4	2016 Weston Rd.

EAST YORK FIRE DEPARTMENT

1	231 McRae Dr.
2	256 Cosburn Ave.
3	1313 Woodbine Ave.

Station
No.

Location

ETOBICOKE FIRE DEPARTMENT

1	615 Royal York Rd.
2	2120 Kipling Ave.
3	280 Burnhamthorpe Rd.
4	3 Lunness Rd.
5	1724 Islington Ave.
6	308 Prince Edward Dr.
7	947 Martin Grove Rd.
8	666 Renforth Dr.
9	130 Eighth St.
10	1549 Albion Rd.
11	267 Humberline Dr.
12	155 The East Mall

NORTH YORK FIRE DEPARTMENT

1	5125 Yonge St.
2	476 Lawrence Ave. West
3	2350 Finch Ave. West
4	2220 Jane St.
5	143 Bond Ave.
6	2545 Bayview Ave.
7	200 Bermondsey Rd.
8	1507 Lawrence Ave. West
9	700 Seneca Hill Dr.
10	3965 Keele St.
11	1009 Sheppard Ave. West
12	5700 Bathurst St.
13	3300 Bayview Ave.
14	2753 Jane St.
15	115 Parkway Forest Dr.

SCARBOROUGH FIRE DEPARTMENT

1	351 Birchmount Rd.
2	745 Meadowvale Rd.
3	755 Warden Ave.
4	116 Dorset Rd.
5	2340 Birchmount Rd.
6	1600 Birchmount Rd.
7	740 Markham Rd.
8	1550 Midland Ave.
9	40 Coronation Dr.
10	4560 Sheppard Ave. East
11	5318 Lawrence Ave. East
12	37 Lapsley Rd.
13	2733 Brimley Rd.
14	3325 Warden Ave.
15	900 Tapscott Rd.



GOVERNMENTAL DIVISION OF RESPONSIBILITIES FOR JUSTICE AND PROTECTIVE SERVICES

FUNCTION	FEDERAL (CANADA) ROLE	PROVINCIAL (ONTARIO) ROLE	MUNICIPAL AND COMMUNITY ROLE
Law-making	Criminal Code of Canada Banking, tariffs and other federal fields including Native Peoples, Immigration and Citizenship.	Property and Civil Rights; Natural resources; real estate; other matters reserved to the provinces under the Canada Act.	Municipal matters as circumscribed by provincial legislation: services to people and property; local planning and development.
Appointment of Judges	To federal courts up to and including the Supreme Court of Canada; to provincial courts other than "Provincial Courts".	To "Provincial Courts": (i) Criminal Division (ii) Family Division	(Magistrates courts are now provincial courts; provincial judges are appointed by the province.)
Administration of Justice	Federal courts, the majority of which are held only in Ottawa.	County Courts are now District Courts; the Supreme Court of Ontario including Court of Appeal; other courts, Ministry of the Attorney General	Since 1970 the province has assumed full responsibility for the provision of most court facilities in Ontario.
Detention of Prisoners	Federal penitentiaries for those serving sentences of two years or more.	Jails and correctional services for those (1) awaiting trial in custody; (2) serving sentences of less than two years.	Lock-up cells in police stations for temporary accommodation of arrested persons detained in custody.
Policing	Royal Canadian Mounted Police (RCMP) Canadian Security Intelligence Service (CSIS) Customs and Immigration Officers Coastguard	Ontario Provincial Police (OPP) Ontario Police Commission Ministry of the Solicitor General	Metropolitan Toronto Police, including Marine Unit
Military	Canadian Armed Forces, a unified force of navy, army and air force units. (Note availability of federal Search and Rescue services from Trenton, Ont.)	(Both regular and reserve (militia) units are under the control of the federal Department of National Defence.) from Trenton, Ont.)	
Fire Protection	Jurisdiction over firefighting services in Armed Forces and of major federal airports, etc. Dominion Fire Commissioner.	Forest fires and others in districts without municipal services. Ontario Fire Marshal.	Firefighting is a responsibility of the area municipalities, with coordination on a Metropolitan basis.

SHARED RESPONSIBILITIES FOR PREVENTING AND DEALING WITH FIRES IN METROPOLITAN TORONTO

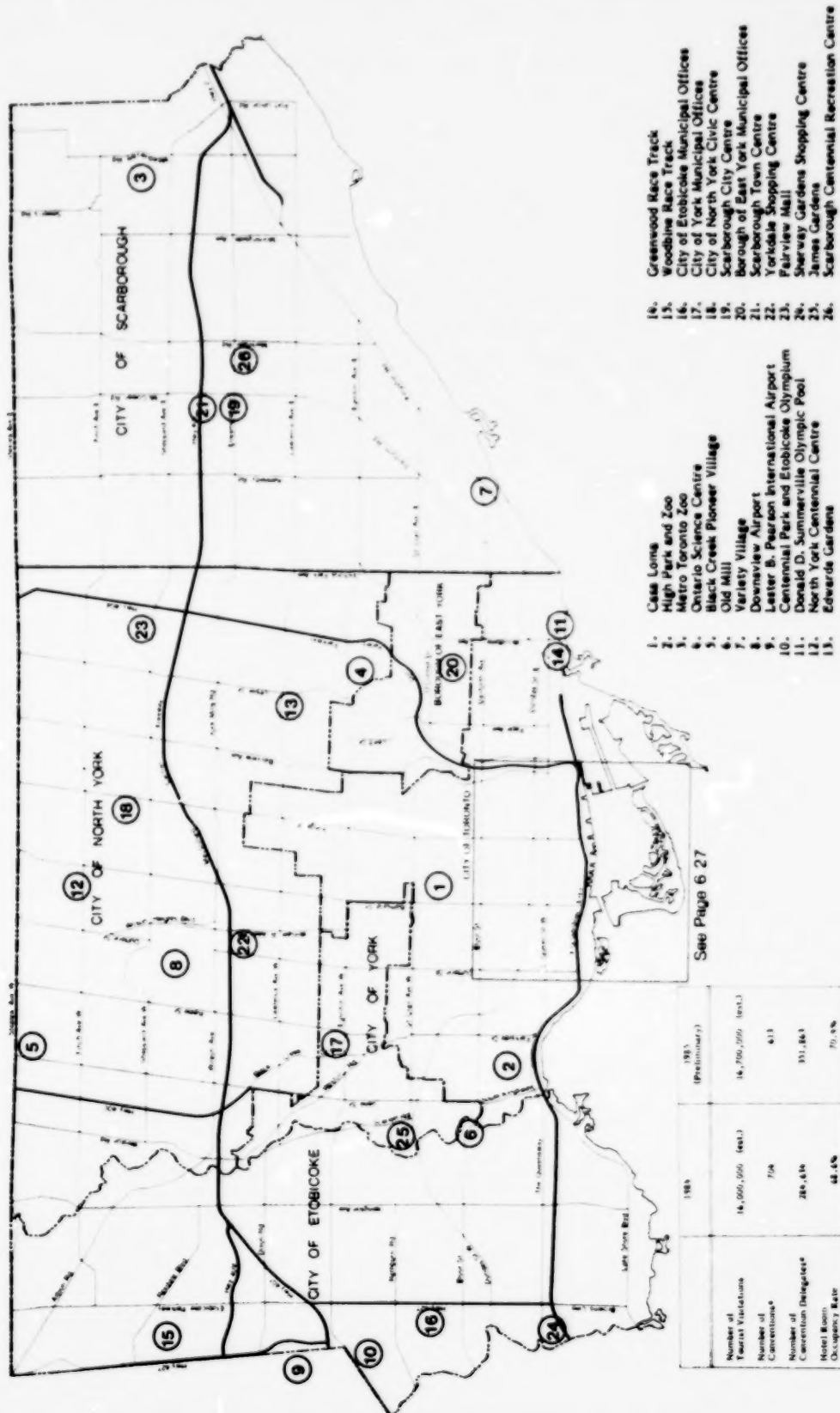
ASPECT	PRIVATE SECTOR	AREA MUNICIPALITIES	METROPOLITAN GOVERNMENT	OTHER
Prevention and Preparedness	Good housekeeping practices. Proper maintenance of buildings and equipment. Stress on prevention.	High standards for roads and water supply in opening up new areas. Adoption of comprehensive building codes.	Planning and investment in infrastructure, e.g. roads and water. Licensing and inspection of tradesmen.	Insurance and workers' compensation premiums and programs.
Security and Inspection	Watchmen, security guards and fire inspectors. Fire drills.	Enforcement of by-law standards; fire inspections.	Police patrols.	Insurance and private/public investigators.
Firefighting Apparatus and Disaster Coordination	Installed sprinklers, fire extinguishers and hose. Designated and trained employees, both assigned to firefighting and to other tasks. On site equipment, especially in industrial complexes.	Organized fire departments in the six area municipalities; uniform modern equipment; coordinated communications.	Emergency measures planning; coordination of Metropolitan, local and other resources.	Back up by OPP and RCMP if necessary; also Armed Forces.
Transportation Facilities	Fire routes on private property and other provisions for firefighting equipment.	Easy access to local streets from fire halls; detailed maps and street indexes.	Provision of arterial roads coupled with adequate police control as needed.	Removal of parked vehicles on fire routes.
Water Supply	Sprinkler systems; standpipe reservoirs and other storage facilities.	Hydrants on water mains supplied by Metropolitan trunks. In downtown Toronto a high-pressure main grid. Large capacity pumps and reservoirs.		Lake Ontario for fireboats or lakefront fires.
Cooperation, Coordination and Investigations	All participants subject to interrogation at coroner's inquests under control of the Public Safety Division in the Ontario Ministry of the Solicitor General. The same body is responsible for the <u>Office of the Fire Marshal</u> . Private investigations re arson and hazardous buildings, especially by casualty companies. (liability insurance)	Inter-municipal agreements or understandings among fire departments. Comparative evaluation by individual forces of their own and other equipment or techniques.	Emergency planning coordination.	Research by private and public bodies into fire-related matters.

KEY FACTS



HUMAN SERVICES

6.26



POINTS OF INTEREST, METROPOLITAN TORONTO, 1986

See Page 6.27

	1984	1983 (Preliminary)
Number of Tourist Visitation	14,000,000 (est.)	14,750,000 (est.)
Number of Conventions*	774	413
Number of Convention Delegates	286,414	331,843
Hotel Room Occupancy Rate	68.4%	70.4%

*As reported by Member Hotels of the Metropolitan Toronto Convention & Visitors Association

SOURCE: METROPOLITAN TORONTO CONVENTION & VISITORS ASSOCIATION



POINTS OF INTEREST, DOWNTOWN TORONTO 1986

- | | |
|---|--|
| 1. Toronto City Hall,
Nathan Phillips Square and
Peace Garden | 19. Royal Ontario Museum and
McLaughlin Planetarium |
| 2. Bus Terminal | 20. Parliament Buildings |
| 3. Art Gallery of Ontario | 21. Yorkville Village |
| 4. Campbell House | 22. C. N. Tower |
| 5. Royal Alexandra Theatre | 23. Harbourfront |
| 6. Toronto Stock Exchange | 24. Toronto Island Airport |
| 7. Union Station | 25. Centre Island |
| 8. Ferry Docks | 26. Toronto Harbour Docks |
| 9. O'Keefe Centre and
St. Lawrence Centre for the Arts | 27. Hart House |
| 10. St. Lawrence Market | 28. Chinatown |
| 11. Mackenzie House | 29. Toronto Eaton Centre |
| 12. Allan Gardens | 30. Old City Hall |
| 13. Maple Leaf Gardens | 31. Kensington Market |
| 14. Ontario Place | 32. Village by the Grange |
| 15. Exhibition Place and
Exhibition Stadium | 33. Osgoode Hall |
| 16. Fort York | 34. St. James Cathedral |
| 17. Markham Village | 35. St. Michael's Cathedral |
| 18. Metro Toronto Library | 36. Varsity Stadium |
| | 37. Roy Thomson Hall |
| | 38. Toronto Convention Centre |
| | 39. St. Lawrence Hall |



METROPOLITAN TORONTO'S 25 LARGEST HOTELS
BY NUMBER OF ROOMS, 1986



**METROPOLITAN TORONTO'S 25 LARGEST HOTELS
BY NUMBER OF ROOMS, 1986**

	<u>Name</u>	<u>Address</u>	<u>No. of Rooms</u>
1.	Royal York Hotel	100 Front St. W.	1,600
2.	The Sheraton Centre	123 Queen St. W.	1,430
3.	The Delta Chelsea Inn	33 Gerrard St. W.	995
4.	Toronto Hilton Harbour Castle	1 Harbour Square	967
5.	Constellation Hotel	900 Dixon Rd.	840
6.	Holiday Inn - Downtown	89 Chestnut St.	715
7.	Skyline Hotel	655 Dixon Rd.	714
8.	Westin Hotel	145 Richmond St. W.	601
9.	L'Hotel	225 Front St. W.	594
10.	Westbury Hotel	475 Yonge St.	545
11.	Carlton Inn	30 Carlton St.	535
12.	Inn on the Park	1100 Eglinton Ave. E.	535
13.	Carlton Place Hotel	33 Carlson Court	530
14.	Holiday Inn - Airport	970 Dixon Rd.	452
15.	The Prince Hotel	900 York Mills Rd.	406
16.	Ramada Renaissance Hotel	2035 Kennedy Rd.	400
17.	Four Seasons Hotel	21 Avenue Rd.	379
18.	Holiday Inn - Yorkdale	3450 Dufferin St.	373
19.	Park Plaza Hotel	4 Avenue Rd.	350
20.	Ramada Hotel	111 Carlton St.	338
21.	King Edward Hotel	37 King St. E.	318
22.	The Bristol Place Hotel	950 Dixon Rd.	287
23.	Ramada Hotel - Don Valley	185 Yorkland Blvd.	286
24.	Sutton Place Hotel	951 Bay St.	286
25.	Bond Place Hotel	65 Dundas St. E.	285
			<u>14,761</u>

Source: Ministry of Tourism and Recreation,
Province of Ontario, 1985

MUNICIPAL FINANCING



7. MUNICIPAL FINANCING

In 1976 the total municipal revenues from all sources in the Metropolitan Region was \$1,269,000,000 and for Metropolitan Toronto was \$921,500,000 or 72.6% of the total. By 1984 the total municipal revenue of the Metropolitan Region had grown to \$3,582,722,000 and Metropolitan Toronto was \$2,645,395,000 or 74.0% of the total region.

The source of almost half of the revenue is property taxation throughout the Metropolitan Region with the highest percentage occurring in Halton in 1984 at 51.6%. The Ontario Grants generally comprised one-quarter of the revenue. The rest are divided between payments in lieu of taxes; user fees and other revenues. In Metropolitan Toronto unlike the other regions, transit user fees make up a larger percentage of the revenue 11.7%. The total revenues per capita continues to increase throughout the Metropolitan Region.

The percentage distribution of expenditures by function does not show as great a disparity between Metropolitan Toronto and surrounding regions in 1984. The significant difference is to be found in Transportation with Metropolitan Toronto spending 26.1%, Durham 20.2%, York 20.2%, Peel 18.8% and Halton 19.8%. Metropolitan Toronto's distribution of capital expenditures by function in 1983 was 8% for Protection, 60% Transportation, 25% Environment, 4% Health and Social Services and 3% Recreation and Culture.

The very strong Commercial-Industrial taxation base of the City of Toronto in relation to the other area municipalities permits a reduced residential tax as illustrated by the proportion of tax levied against residential land in each municipality. In 1984, the percentage revenue required from the residential taxation base was 36.7% in Toronto, 67.9% in York, 69.0% in East York, 49.7% in Etobicoke, 57.0% in North York and 60.4% in Scarborough.

The percentage growth of municipal, provincial and federal debt per capita between 1974 and 1983 is quite large but not significantly different at any geographical level, except possibly surprisingly low for Canada. The respective figures in 1984 are: Metropolitan Toronto 122.7%, Durham 179.2%, York 168.4%, Peel 193.7%, Halton 182.3%, Ontario 282.8%, and Canada 244.5% (1983).

The more comprehensive statistical data on municipal financing are set out on pages 7.1 to 7.10.

KEY FACTS



MUNICIPAL FINANCING

TOTAL MUNICIPAL REVENUE BY SOURCE, REGIONS, 1983 AND 1984
(Revenues in thousands of dollars)

1983

Description	Metropolitan Toronto	Region of Durham	Region of York	Region of Peel	Region of Halton
*Assessed Population	2,137,960	293,307	283,748	528,000	263,400
Property Taxation:					
Ontario Grants	1,059,375	95,207	71,785	163,633	86,094
Unconditional	148,400	20,318	14,565	25,476	15,154
Conditional	396,412	40,628	27,296	51,221	25,810
Per Capita \$		254.83	147.53	145.26	155.52
Payments in Lieu of Taxes					
Ontario	55,027	2,906	746	3,444	1,371
Other	35,013	1,071	422	6,306	1,066
User Fees					
Transit	286,899	2,295	1,328	11,661	2,582
Water	113,043	10,044	12,569	24,495	10,527
Homes for Aged	20,368	5,288	1,395	3,900	2,144
Other	103,642	13,698	9,409	22,431	9,391
Other Revenues	215,399	18,402	15,262	23,426	10,883
TOTAL REVENUES	2,431,783	209,837	154,777	335,993	164,982
Per Capita \$	1138.37	715.00	545.47	636.35	626.36

1984

Description	Metropolitan Toronto	Region of Durham	Region of York	Region of Peel	Region of Halton
*Assessed Population	2,145,000	300,000	299,544	548,500	268,000
Property Taxation:					
Ontario Grants	1,182,673	101,257	80,262	180,417	92,158
Unconditional	154,938	20,890	15,168	26,299	15,673
Conditional	426,556	43,268	27,468	54,709	26,756
Per Capita \$		271.09	142.34	147.69	157.57
Payments in Lieu of Taxes					
Ontario	58,832	4,171	795	3,676	1,449
Other	40,347	1,383	604	6,810	1,218
User Fees					
Transit	309,819	3,571	1,630	13,211	2,871
Water	114,605	11,337	13,973	26,222	12,131
Homes for Aged	22,167	5,491	1,524	4,047	2,328
Other	116,801	14,759	10,907	25,906	11,358
Other Revenues	220,677	17,902	17,305	23,749	12,674
TOTAL REVENUES	2,645,395	224,229	169,636	365,046	178,416
Per Capita \$	1233.28	747.43	566.31	665.34	665.73

*Estimates based from 1982 Assessed Population
Source: Local Government Finance in Ontario,
Ministry of Treasury and Economics

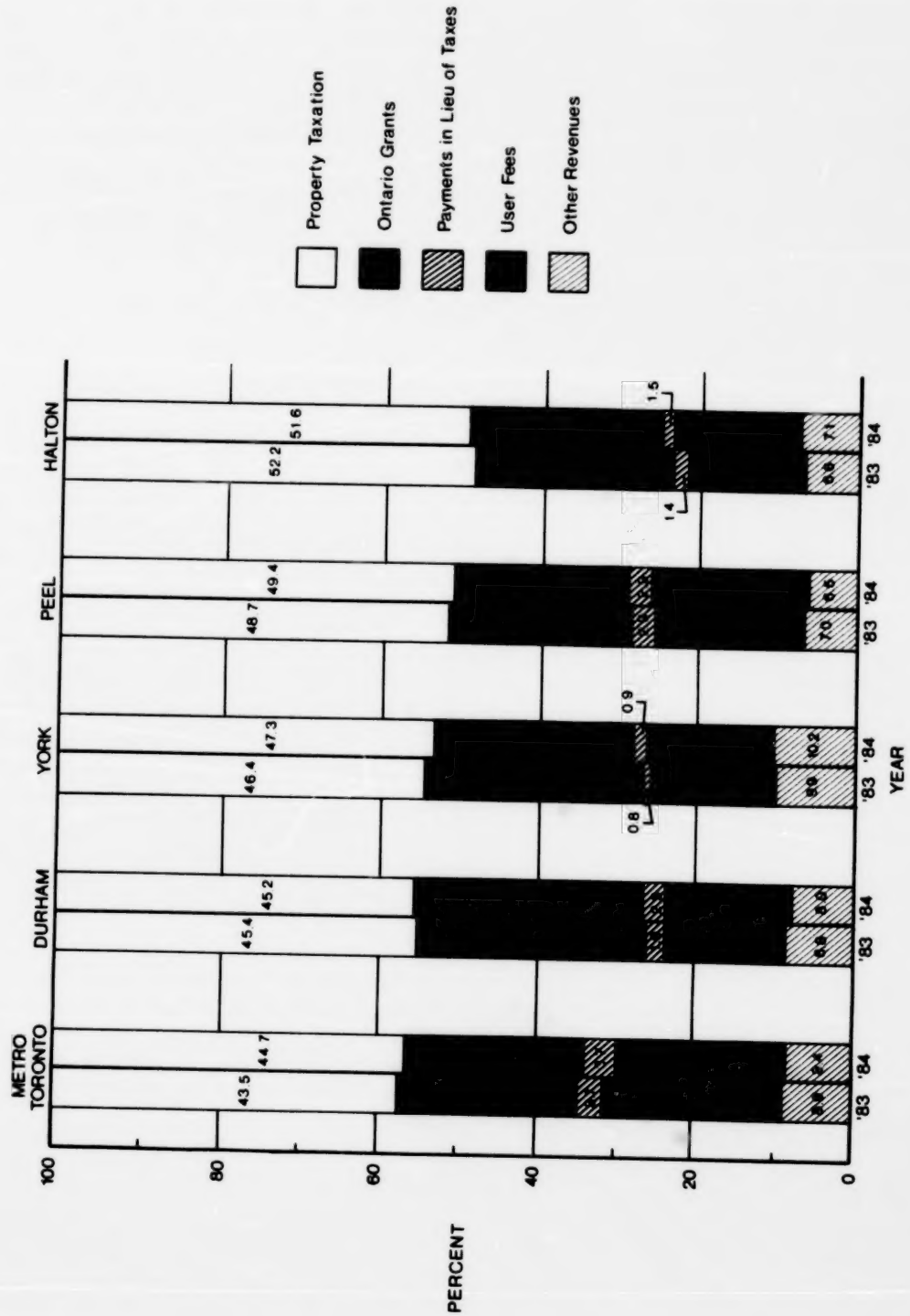
KEY FACTS



MUNICIPAL FINANCING

7.2

TOTAL MUNICIPAL REVENUE BY SOURCE, REGIONS, 1983 AND 1984



SOURCE: LOCAL GOVERNMENT FINANCE
IN ONTARIO, MINISTRY OF TREASURY
AND ECONOMICS

KEY FACTS



MUNICIPAL FINANCING

TOTAL REVENUE FUND EXPENDITURES BY FUNCTION, REGIONS,

1983 and 1984

Region		1983 (\$000)							Total
		General Gov't	Protection	Trans- portation	Environment	Health & Social	Recreation & Culture	Planning	
METROPOLITAN TORONTO	\$ %	199,817 8.2	496,712 20.5	648,480 26.7	315,726 13.0	447,319 18.4	289,698 11.9	30,911 1.3	2,428,663 100.0
DURHAM	\$ %	21,907 10.5	38,951 18.8	41,838 20.1	34,430 16.6	42,680 20.6	22,647 10.9	5,253 2.5	207,706 100.0
YORK	\$ %	14,884 9.8	31,479 20.6	31,059 20.4	31,197 20.5	20,004 13.1	19,690 12.9	4,170 2.7	152,483 100.0
PEEL	\$ %	36,946 11.1	73,520 22.0	61,792 18.5	68,708 20.5	46,539 13.9	40,178 12.0	6,743 2.0	334,426 100.0
HALTON	\$ %	17,379 10.5	31,571 19.2	31,509 19.1	33,967 20.6	24,753 15.0	22,159 13.4	3,613 2.2	164,951 100.0
TOTAL FIVE REGIONS	\$ %	290,933 8.9	672,233 20.4	814,678 24.8	484,028 14.7	581,295 17.7	394,372 12.0	50,690 1.5	3,288,229 100.0
1984 (\$000)									
METROPOLITAN TORONTO	\$ %	241,781 9.2	518,040 19.6	687,704 26.1	338,123 12.8	492,968 18.7	320,476 12.1	38,797 1.5	2,637,889 100.0
DURHAM	\$ %	23,421 10.5	41,463 18.6	45,022 20.2	36,788 16.5	45,216 20.3	25,045 11.2	6,034 2.7	222,989 100.0
YORK	\$ %	18,224 10.8	34,627 20.6	33,975 20.2	34,330 20.4	20,414 12.1	22,457 13.3	4,360 2.6	168,387 100.0
PEEL	\$ %	41,926 11.5	79,407 21.7	68,765 18.8	72,790 19.9	52,921 14.5	42,487 11.6	7,374 2.0	365,670 100.0
HALTON	\$ %	20,035 11.2	33,690 18.8	35,412 19.8	36,390 20.3	25,926 14.5	23,564 13.2	3,931 2.2	178,948 100.0
TOTAL	\$ %	345,387 9.7	707,227 19.8	870,878 24.4	518,421 14.5	637,445 17.8	434,029 12.1	60,496 1.7	3,573,883 100.0

Source: Local Government Finance in Ontario, Ministry of Municipal Affairs and Housing

KEY FACTS



MUNICIPAL FINANCING

7.4

MUNICIPAL CURRENT EXPENDITURES AND REVENUES BY FUNCTION MUNICIPALITY OF METROPOLITAN TORONTO ONLY, 1982 AND 1983 (in thousands)

	General Government	Protection	Transportation	Environment ⁽¹⁾	Health and Social Services	Recreation & Culture	Planning & Development	Total	% Total
Gross Expenditures including Debt Charges	\$66,452	291,096	183,756	104,768	287,274	57,636	8,487	999,419	100.0
DEDUCT:	7%	29%	18%	10%	29%	6%	1%	100%	
Specified Provincial Grants	\$ 98	37,907	71,282	1,353	173,753	1,081	366	285,842	28.6
Specified Sundry Revenues	\$48,748	7,110	3,389	48,089	21,327	7,230	46	133,939	13.4
Net Expenditures	17,606	246,079	109,035	55,326	92,194	49,325	8,075	577,638	57.8

EXPENDITURES \$999,419,000	REVENUES \$1,032,742,000	Balance of Revenues:
		Other Government of Ontario Transfers: General Support Grant 33,880 Resource Equalization/Regional Per Capita Grant 31,766 Subtotal 65,646 6.4*
		Surplus from 1981 Operations 48,796 4.9*
		General Metropolitan Levy and Share of Supplementary Taxes 496,319 49.7*
		Total Other Revenues 610,961 61.1*
		Surplus on 1982 Operations 33,323 3.3*

	General Government	Protection	Transportation	Environment ⁽²⁾	Health and Social Services	Recreation & Culture	Planning & Development	Total	% Total
Gross Expenditures including Debt Charges	\$53,883	313,467	200,326	121,623	336,654	60,838	5,133	1,113,924	100.0
DEDUCT:	5%	28%	18%	11%	32%	6%	0%	100%	
Specified Provincial Grants	\$ 166	37,109	72,246	628	218,274	1,144	313	329,880	29.6
Specified Sundry Revenues	\$53,348	9,156	4,029	63,371	29,715	12,785	66	172,670	15.5
Net Expenditures	\$ 369	269,202	124,251	57,224	108,665	46,959	4,754	611,374	54.9

EXPENDITURES \$1,113,924,000	REVENUES \$1,153,253,000	Balance of Revenues:
		Other Government of Ontario Transfers: General Support Grant 36,194 Resource Equalization/Regional Per Capita Grant 31,865 Subtotal 68,059 6.1*
		Surplus from 1982 Operations 33,323 3.0*
		General Metropolitan Levy and Share of Supplementary Taxes 569,321 49.3*
		Total Other Revenues 650,703 56.4*
		Surplus on 1983 Operations 39,329 3.5*

*As a percentage of total gross expenditures.

Footnote: (1) Does not include Metro Waterworks (self-sustaining) 1982 expenditures were \$ 62,561,000
revenues \$ 62,434,000
to produce a surplus of \$ {107,000}

(2) Does not include Metro Waterworks (self-sustaining) 1983 expenditures were \$ 65,877,000
revenues \$ 69,558,000
to produce a surplus of \$ 3,681,000

Source: 1982 and 1983 Annual Report of the Commissioner of Finance, Metropolitan Toronto Treasury Department



MUNICIPAL CAPITAL EXPENDITURES AND REVENUES
MUNICIPALITY OF METROPOLITAN TORONTO ONLY, 1982 and 1983

(in thousands)

1982			1983		
			<u>CAPITAL EXPENDITURES</u>		
		% D		% D	
General Government	\$ 658	1	\$ 432	0	
Protection	5,140	3	21,457	8	
Transportation	106,336	69	164,255	60	
Environment	25,128(1)	16	70,036(2)	25	
Health and Social Services	7,951	5	9,667	4	
Recreation and Culture	8,443	6	8,904	3	
Planning and Development	25	0	20	0	
TOTAL	\$153,681	100%	\$274,771	100%	

			<u>REVENUES</u>		
Long Term Liabilities Incurred	\$ 9,131	6	\$ 38,160	15	
Ontario Grants	82,747	56	115,126	45	
Other	14,801	10	20,879	8	
Appropriations From Other Funds					
• Current Operations	38,149	26	55,309	22	
• Reserves	2,121	2	25,795	10	
• Reserve Funds	569	0	494	0	
TOTAL	\$147,518	100%	\$255,763	100%	

Other Debentures Issued by Metropolitan Corporation for Metropolitan Municipality (Instalment/Sinking Fund Total)					
- Metropolitan Toronto Waterworks:	\$ 1,015		—		
- Area Municipalities:	\$ 30,216		\$ 43,926		
Unexpended Capital Financing at Beginning of the Year			\$ 65,730	\$ 34,267	
Appropriation of Prior Years' Financing re General Municipal Purposes to Capital Financing Stabilizing Reserve			\$ 25,300	—	
Unexpended Capital Financing at End of Year			\$ 34,267	\$ 15,259	

Footnotes: Not including Metropolitan Waterworks:

- (1) Gross Expenditures \$8,115,000 financed in part by:
 Other Governments \$3,613,000, the Revenue Fund \$2,843,000,
 and Other Contributions \$2,046,000
- (2) Gross Expenditures \$6,172,000 financed in part by:
 Other Governments \$347,000, the Revenue Fund \$2,973,000,
 and Other Contributions \$3,944,000

Source: The Municipality of Metropolitan Toronto 1983 Financial Statements

The Municipality of Metropolitan Toronto Treasury Department 1982, 1983
 Annual Report of the Commissioner of Finance, Metropolitan Toronto

KEY FACTS



MUNICIPAL FINANCING

7.6

SOURCE AND ALLOCATION OF MUNICIPAL TAXATION (INCLUDING METRO AND LOCAL SPECIAL CHARGES) METROPOLITAN TORONTO MUNICIPALITIES 1983 AND 1984

(All Amounts in Thousands of Dollars)

COLLECTING MUNICIPALITY	1983			1984			
	TOTAL TAXATION	ALLOCATION		TOTAL TAXATION	ALLOCATION		
		To All(1) School Boards	For Metro Purposes		To All(1) School Boards	For Metro Purposes	For Local Purposes
	100%	Amount	Amount	100%	Amount	Amount	Amount
TORONTO	850,919	424,799	224,324	947,781	475,325	248,707	223,749
YORK	86,309	41,821	19,064	92,114	43,323	21,678	27,113
EAST YORK	71,100	37,483	17,534	75,355	38,732	19,567	17,056
ETOBICOKE	299,266	159,209	80,586	319,310	167,494	87,113	64,703
NORTH YORK	474,836	253,858	125,154	510,189	268,641	137,143	104,405
SCARBOROUGH	308,840	158,801	75,316	338,714	170,803	86,517	81,394
ALL SIX	2,091,270	1,075,971	541,978	2,283,463	1,164,318	600,725	518,420
% TOTAL TAXATION	100.0	51.5	25.9	100.0	51.0	26.3	22.7

Footnotes (1) Metropolitan and Area Public and Secondary;
Metropolitan Separate School Board

Source: Metropolitan Toronto Treasury Department
Metropolitan Toronto Annual Financial Reports, 1983 and 1984



SOURCE OF TAXES BY METROPOLITAN TORONTO MUNICIPALITIES, 1984

(in Thousands of Dollars)

Designated Purposes	ASSESSMENT TAXATION SOURCE						Total Municipal Levies (100%)
		Residential and Farm	% →	Commercial and Industrial	% →	Business Surtax	
For Local							
Toronto		79,115	36.7	92,471	43.0	43,703	215,289
York		17,918	67.9	5,767	21.9	2,696	26,381
East York		11,488	69.0	3,520	21.0	1,649	16,657
Etobicoke		31,605	49.7	21,150	33.2	10,856	63,611
North York		57,548	57.0	28,588	28.3	14,781	100,917
Scarborough		47,534	60.4	20,895	26.5	10,337	78,766
Six Municipalities		245,208	48.9	172,391	34.4	84,022	501,621
For Metropolitan ⁽¹⁾ Toronto	727,027*	-	-	-	-	-	727,027
Combined Totals	727,027	245,208		172,391		84,022	1,228,648
% →	59.2	20.0		14.0		6.8	100.0

LEVIES, SPECIAL CHARGES AND PAYMENTS IN LIEU OF TAXES
FOR MUNICIPAL PURPOSES, METROPOLITAN TORONTO MUNICIPALITIES, 1984

(in Thousands of Dollars)

Municipal Purposes	SOURCES OF REVENUE				Total Receipts
	Municipal Levies	Special Charges	Total Taxation	Paid-in-Lieu	
For Local					
Toronto	215,289	29,843	245,132	54,993	300,125
York	26,381	4,059	30,440	1,081	31,521
East York	16,657	3,436	20,093	1,112	21,205
Etobicoke	63,611	6,758	70,369	8,335	78,704
North York	100,917	14,577	115,494	13,870	129,364
Scarborough	78,766	10,981	89,747	11,606	101,353
Six Municipalities	501,621	69,654	571,275	90,997	662,272
For Metropolitan Toronto	727,027	-	727,027	-	727,027
Combined Totals	1,228,648	69,654	1,298,302	90,997	1,389,299
% →	88.5	5.0	93.5	6.5	100.0

*Upper Tier Levy

Footnotes: (1) Metropolitan Toronto levies on the six area municipalities.

Source: Ontario Ministry of Municipal Affairs and Housing

KEY FACTS



MUNICIPAL FINANCING

7.8

GENERAL MUNICIPAL DEBT, REGIONS, ANNUALLY 1974 PLUS
TOTAL LIABILITIES ONTARIO AND CANADA, ANNUALLY 1974 PLUS

Region	1974				1973				1972			
	Debt \$000's	% G	Debt/Cap	Index*	Debt \$000's	% G	Debt/Cap	Index*	Debt \$000's	% G	Debt/Cap	Index*
METROPOLITAN TORONTO	575,624	78.3	371.00	100.0	589,942	76.9	373.92	101.1	636,473	73.8	318.66	117.6
DURHAM	62,833	5.8	188.02	100.0	59,723	5.2	169.63	90.1	36,704	4.1	105.69	55.1
YORK	20,819	2.8	109.69	100.0	25,979	3.4	133.13	121.4	33,331	3.9	174.80	159.4
PEEL	57,696	7.9	174.50	100.0	66,897	8.7	188.81	108.2	96,379	10.4	250.33	143.9
HALTON	38,338	5.3	180.83	100.0	44,610	5.8	201.63	111.5	50,932	5.8	236.15	129.9
METROPOLITAN REGION	735,500	100.0	238.38	100.0	766,755	100.0	242.82	101.9	905,951	100.0	282.78	118.6
ONTARIO**	8,807,694	-	1,087.61	100.0	10,033,436	-	1,224.27	112.6	12,610,954	-	1,519.96	139.8
CANADA**	44,178,309	-	1,964.14	100.0	49,669,674	-	2,168.22	110.4	56,686,655	-	2,453.93	124.9

Region	1977				1978				1979			
	Debt \$000's	% G	Debt/Cap	Index*	Debt \$000's	% G	Debt/Cap	Index*	Debt \$000's	% G	Debt/Cap	Index*
METROPOLITAN TORONTO	1,045,733	78.1	486.87	179.7	1,037,933	74.3	487.69	179.9	1,583,331	73.3	909.37	188.2
DURHAM	81,476	6.1	317.82	169.0	93,628	6.7	352.60	187.5	104,932	7.1	384.79	204.7
YORK	41,028	3.0	196.59	179.2	43,777	3.1	204.89	186.8	49,915	3.1	205.91	187.7
PEEL	97,344	7.3	242.62	139.0	138,329	9.9	328.09	188.0	191,377	10.3	343.73	198.1
HALTON	73,936	5.5	320.94	177.5	84,385	6.0	359.29	198.7	88,333	6.0	367.68	203.3
METROPOLITAN REGION	1,339,537	100.0	412.53	173.2	1,398,073	100.0	428.22	179.6	1,476,130	100.0	446.64	187.6
ONTARIO**	14,040,294	-	1,673.30	153.9	15,951,523	-	1,884.12	173.3	16,951,115	-	1,940.28	178.4
CANADA**	54,783,321	-	2,346.97	119.9	63,838,633	-	2,710.95	138.0	59,824,200	-	2,330.00	119.6

Region	1980				1981				1982			
	Debt \$000's	% G	Debt/Cap	Index*	Debt \$000's	% G	Debt/Cap	Index*	Debt \$000's	% G	Debt/Cap	Index*
METROPOLITAN TORONTO	1,063,683	73.3	496.24	183.1	1,049,031	73.8	492.04	181.6	1,523,856	70.0	678.34	176.5
DURHAM	112,488	7.7	406.62	216.2	106,399	7.0	381.14	202.7	111,706	7.6	387.66	204.2
YORK	44,301	3.1	187.69	169.1	41,830	2.9	169.77	154.8	57,361	3.9	213.54	196.3
PEEL	140,317	9.7	302.52	173.4	139,216	9.8	294.54	168.5	176,471	12.1	348.67	199.7
HALTON	90,027	6.2	344.02	201.3	84,320	6.0	342.83	189.6	93,287	6.4	367.15	203.0
METROPOLITAN REGION	1,451,016	100.0	430.43	180.4	1,421,066	100.0	429.70	176.5	1,462,631	100.0	423.32	177.6
ONTARIO**	18,141,528	-	2,115.78	194.6	19,547,273	-	2,266.32	208.4	21,376,000	-	2,432.50	225.5
CANADA**	68,593,300	-	2,853.09	143.3	81,262,700	-	3,330.42	175.0	94,869,400	-	3851.16	196.1

Region	1983				1984			
	Debt \$000's	% G	Debt/Cap***	Index*	Debt \$000's	% G	Debt/Cap***	Index*
METROPOLITAN TORONTO	769,894	64.4	340.11	132.9	713,117	62.4	332.46	122.7
DURHAM	107,320	9.0	366.33	194.8	101,103	8.9	337.02	179.2
YORK	61,431	3.1	216.57	197.4	53,341	4.8	184.75	168.4
PEEL	163,774	13.9	313.97	179.9	183,332	16.2	337.93	193.7
HALTON	91,483	7.6	347.32	192.1	88,337	7.7	329.62	182.3
METROPOLITAN REGION	1,196,122	100.0	341.10	143.1	1,143,232	100.0	321.04	134.7
ONTARIO**	23,976,000	-	3719.60	250.1	27,514,000	-	3073.22	287.8
CANADA**	119,322,600	-	4802.80	244.5	NOT AVAILABLE			

* This is the index of debt per capita.

** The figures for Canada and Ontario are as of the fiscal year ending March 31.
Ontario Debt Figures for 1982, 1983 and 1984 do not include Ontario Hydro Liabilities.

*** 1983 and 1984 Debt/Cap is based on population estimates from 1982 Assessed Population.

Sources: Regions - Local Government Finance in Ontario, Ministry of Treasury and Economics, 1974-1984

Canada - Statistics Canada 1974-1983

Ontario - Statistics Canada, 1974-1981
Ministry of Treasury and Economics, 1982-1984



DEBT OF THE METROPOLITAN CORPORATION AND AREA MUNICIPALITIES

The following is a Summarized Statement of Funded Debt of the Metropolitan Corporation and Area Municipalities as at December 31, 1984 and December 31, 1985.

Metropolitan Corporation and Area Municipalities Funded Debt

	December 31, 1984	December 31, 1985
Issued for and assumed by Metropolitan Corporation for the following purposes:		
Conservation Authority	\$ 25,530,939	\$ 25,144,905
Highways	137,535,597	115,915,015
Housing, Homes for the Aged	27,025,300	25,160,866
Libraries	26,670,624	26,256,465
Parks and Recreation, Exhibition Buildings, Stadium	84,200,180	82,429,817
Police	34,466,157	34,297,271
Rapid Transit	87,166,155	83,212,054
Refuse Disposal	62,491,102	66,954,762
Water Pollution Control	164,952,008	160,970,314
Toronto Transit Commission	37,689,120	36,316,025
Water Supply	173,846,664	157,240,039
Administration of Justice	13,444,000	13,444,000
Miscellaneous Administration Bldg., Ambulance Services, etc.	9,397,450	6,356,008
	<u>884,615,296</u>	<u>833,697,541</u>
Issued for Area Municipalities	418,007,797	416,128,728
Issued for City of Toronto and not assumed by Metropolitan Corporation ⁽¹⁾	<u>1,965,829</u>	<u>814,800</u>
	1,304,388,922	1,250,641,069
Add: Issued for Educational Purposes (MTSB) ⁽²⁾	<u>181,322,158</u>	<u>107,816,939</u>
Gross Funded Debt	1,485,711,080 ⁽⁷⁾	1,358,458,008 ⁽⁷⁾
Less:		
Self-Liquidating Debts of Utilities ⁽³⁾		
Water Supply	174,741,855	157,985,796
Electric Utilities	15,010,562	14,919,430
Administration of Justice ⁽⁴⁾	<u>13,444,000</u>	<u>13,444,000</u>
	1,282,514,663	1,172,108,782
Provincial Share of School Debt ⁽⁵⁾	50,407,560	—
Sinking Fund re Debts other than Self-Liquidating, Administration of Justice and Provincial Share of School Debt ⁽⁶⁾	<u>522,978,000</u>	<u>533,065,000</u>
Net Tax Supported Funded Debt	<u>\$ 709,129,103</u>	<u>\$ 639,043,782</u>

(1) Consisting of mortgage loans to the City of Toronto from the Canada Mortgage and Housing Corporation (a Federal Crown corporation).

(2) Excludes separate school debt of \$45,659,117 as at December 31, 1984 and \$41,465,839 as at December 31, 1985.

(3) These debts are considered to be properly deductible since debt service charges for these operations are payable from revenues derived from user charges for the services of these municipal utilities.

(4) In 1968, pursuant to The Administration of Justice Act, 1968, the Province assumed responsibility for the Administration of Justice and the liability for the repayment of debt incurred by the Metropolitan Corporation therefor.

(5) To the extent that expenditures for education eligible for Provincial grants were financed by the issuance of debentures, debt service grants have been provided by the Province over the lifetime of such debts. Such grants amounted to 27.8% of expenditures for 1984 and this percentage was applied to the total amount of school debt outstanding to determine the Provincial share of school debt deducted from Gross Funded Debt in arriving at Net Tax Supported Funded Debt.

As of December 31, 1985, the Province discontinued such grants and in accordance with the Capital Aid Corporations Repeal Act, authorized the reduction of certain outstanding debenture debts to the extent to which repayment had previously been supported by Provincial grants. This amount of such write down amounted to \$40,200,600 as at December 31, 1985.

(6) Sinking fund investments valued at cost, adjusted for amortization of premiums and discounts on purchase. The value of the Sinking Fund as at December 31, 1985 of \$533,065,000 is \$109,143,499 in excess of the statutory sinking fund requirements.

(7) As of December 31, 1984 and December 31, 1985, \$416,376,000 and \$409,733,000 respectively, of these amount were payable in U.S. dollars.

Sources: Metropolitan Toronto Treasury Department

KEY FACTS



MUNICIPAL FINANCING

7:10

ASSESSMENT PROFILE BY METROPOLITAN TORONTO MUNICIPALITIES, 1986* TAXATION YEAR

TAXABLE ASSESSMENT BY TYPE

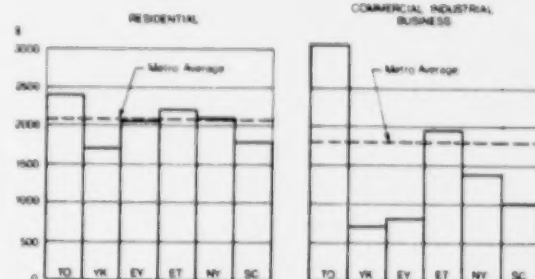
(Amounts of Assessment in Thousands)

Area Municipality	Residential \$	Commercial and Industrial \$	Business \$	Total \$	1985 Assessed Population	1981 Census Persons Per Household
Toronto	1,402,993	1,284,305	579,770	3,267,068	598,402	2.42
Per Capita	2,345	2,146	969	5,460		
York	228,894	61,310	28,284	318,398	133,736	2.41
Per Capita	1,711	458	211	2,381		
East York	203,805	53,677	24,795	282,277	97,675	2.37
Per Capita	2,087	530	254	2,890		
Etobicoke	658,636	393,504	193,367	1,245,507	298,339	2.79
Per Capita	2,208	1,319	648	4,174		
North York	1,179,227	519,485	251,979	1,950,691	334,450	2.90
Per Capita	2,127	937	455	3,518		
Scarborough	821,756	314,743	148,601	1,285,100	463,278	3.02
Per Capita	1,774	679	321	2,774		
All Six Per Capita	4,495,221 2,095	2,627,024 1,224	1,226,776 572	8,349,021 3,891	2,143,900	2.71

*1985 Assessment Totals for 1986 Taxation.

ASSESSMENTS PER CAPITA, RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND BUSINESS COMBINED METROPOLITAN TORONTO AREA MUNICIPALITIES, 1986

Area Municipality	Residential \$	Commercial, Industrial, Business \$	Total \$
Toronto	2,345	3,115	5,460
York	1,711	649	2,381
East York	2,087	804	2,890
Etobicoke	2,208	1,967	4,174
North York	2,127	1,391	3,518
Scarborough	1,774	1,000	2,774
Metropolitan Average	2,095	1,796	3,891



STATEMENT OF ASSESSMENT FOR METROPOLITAN LEVY BY AREA MUNICIPALITIES, 1986

(Amounts of Assessment in Thousands)

ASSESSMENTS BY TYPE	TORONTO	YORK	EAST YORK	ETOBICOKE	NORTH YORK	SCARBOROUGH	SIX MUNICIPALITIES
*Weighted Residential	1,230,438	198,836	174,405	570,494	1,031,383	730,304	3,935,860
Commercial Industrial Business	2,107,842	97,851	86,625	641,876	834,982	526,621	4,315,797
*WEIGHTED TOTAL	3,338,280	296,687	261,030	1,212,370	1,866,365	1,256,925	8,251,657

*NOTE: Commencing 1984, Residential Assessment is weighted at 85% of Commercial Assessment.

Footnotes: The Assessment for the Metropolitan Levy is determined by the Metropolitan Toronto Treasurer and incorporates Payments-in-Lieu of Taxes and Special Ontario Grants to some Area Municipalities. The Taxable Assessments are those used by Area Municipalities in their Tax Levies and Collections.

Sources: Metropolitan Toronto Treasury Department

**DIRECTORY OF ADDITIONAL
SOURCES OF INFORMATION**

**8. DIRECTORY OF ADDITIONAL SOURCES OF INFORMATION**

EMERGENCY ASSISTANCE - Police, Fire, Ambulance 911

GENERAL GOVERNMENT DIRECTORY - See Blue Pages at the back
of the Bell Telephone Directory

FEDERAL GOVERNMENT

- . Statistics Canada
 - Toronto Information Officer 973-6574
 - User Advisory Services 973-6586
- . Canada Mortgage and Housing Corporation
 - Toronto Office 781-2451
 - Ontario Regional Office 498-7300
 - National Representative Office 498-7300

PROVINCE OF ONTARIO

- . Citizen's Inquiry Bureau 965-3535
(assists location of appropriate provincial office)
- . Ontario Government Bookstore 965-2054
- . Ministry of Housing
 - Community Planning Advisory (Central Region) 224-7635
- . Ministry of Municipal Affairs
 - General Inquiry 585-7041
- . Ministry of Transportation and Communications 248-3708
free Ontario Road Map
- . Ministry of Treasury and Economics
 - Statistical Services Branch 965-0955
- . Ministry of Revenue
 - Assessment Services Division 1-433-5686
(Oshawa)



METROPOLITAN TORONTO

Chairman	C. Dennis Flynn	392-8001
Metropolitan Clerk	Walter J. Lotto	392-8010
<u>Departments:</u>		
	Ambulance Services	636-6810
	Audit	392-8030
	Chief Administrative Officer	392-8681
	Clerk	392-8016
	Community Services	392-8302
	Legal	392-8040
	Licensing Commission	488-2221
	Management Services	392-8446
	Parks and Property	392-8186
	Personnel	392-8665
	Planning Department	392-8101
	Planning Department - Research	392-8130
	Police	967-2222
	Roads and Traffic	392-8300
	Treasury	392-8077
	Works	392-8211

CITY OF TORONTO

Mayor	Arthur C. Eggleton	392-7001
Clerk	Roy V. Henderson	392-7026
Planning & Development Department		
-Research Dateline		392-7860

CITY OF ETOBICOKE

Mayor	G. Bruce Sinclair	626-4100
Clerk	R. F. Cloutier	626-4591
Planning Department		626-4150

CITY OF YORK

Mayor	Alan Tonks	394-2404
Clerk	Carl Rodrigo	394-2515
Planning Department		394-2607

CITY OF NORTH YORK

Mayor	Mel Lastman	224-6157
Clerk	Earl Roberts	224-6072
Planning Department		224-6122

BOROUGH OF EAST YORK

Mayor	David Johnson	461-9451
Clerk	Wm. Alexander, Jr.	461-9451
Planning Department		461-9451

CITY OF SCARBOROUGH

Mayor	Gus Harris	296-7222
Clerk	John Nigh	296-7279
Planning Department		296-7334

REGIONAL MUNICIPALITY OF DURHAM

Planning Department (1) 668-7731
Tor 686-1651

REGIONAL MUNICIPALITY OF YORK

Planning Department (1) 895-1231
Tor 362-2464

REGIONAL MUNICIPALITY OF PEEL

Planning Department 791-9400

REGIONAL MUNICIPALITY OF HALTON

Planning Department 827-2151
ext. 237

REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Planning Department (1) 526-4201
Tor 694-5732

DIRECTORIES - INDUSTRIAL AND COMMERCIAL

- Bowers Metropolitan Toronto - Cross-Reference Directory 763-5515
- Metro Toronto Professional & Service Directory 475-7171
published by Routing Services Limited
- Metro Toronto Trade Index published by 475-7171
Routing Services Limited
- Might's Metropolitan Toronto (York County, Ontario)
City Directory 751-2751
- Toronto Office Leasing Directory published by A. E. LePage 862-0611

PUBLIC LIBRARIES

- Main Library, 789 Yonge St. 928-5150
- Municipal Reference (City Hall) 928-5357
- Individual libraries listed under "Public Libraries"
in the white pages of Bell Telephone Directory

SCHOOLS

- Metropolitan Public School Board
Individual schools listed under "Boards of Education"
by area municipality in the white pages of Bell
Telephone Directory 489-3332
- Metropolitan Separate School Board
Individual Roman Catholic schools listed under
"Metropolitan Separate School Board" in the white
pages of Bell Telephone Directory 222-8282

TRANSPORTATION

- Toronto Transit Commission
Route Information 393-4636
Free Route Guide available at subway stops
- GO Transit 630-3933
Free GO schedules with schematic maps

OTHER

- Community Information Centre of Metropolitan Toronto (C.I.C.)
produces biennially a booklet entitled "Community Services
in Metropolitan Toronto" - advises callers where assistance
is likely 863-0505
- Social Planning Council of Metropolitan Toronto 961-9831
- Board of Trade of Metropolitan Toronto 366-6811
- Catholic Children's Aid Society of Metropolitan Toronto 925-6641
- Children's Aid Society of Metropolitan Toronto 924-4646

**DATA BANKS AND MODELS**

The Metropolitan Toronto Planning Department has been creating and developing computer models and data banks to assist in its role of monitoring and guiding development. Summary tabulations, some of which are included in this report, are available or are coming on stream from the data banks and full details are given in their respective manuals. See below for titles and costs. As well as having summary tabulations available, special requests for tabulations will be considered depending upon cost, data and staff availability, as well as, confidentiality guidelines.

Regional Planning File (R.P.F.) Data Bank - This data bank stores information that is collected by the Assessors of the Ministry of Revenue, Province of Ontario and can be retrieved on planning geographical areas. One of the most important variables is the population data. For more information, see the "Information Systems User's Manual - Regional Planning File and Housing Data Base", December 1983 - \$9.00 and "Information Systems Manual - Systems Design and Operation - Regional Planning File (R.P.F.) and Housing Data Base (H.D.B.)", June 1985 - \$12.00.

Housing Data Base (H.D.B.) - This data base is an offshoot of the Regional Planning Data Bank and is concerned with housing types and their respective population characteristics. For more information, see manuals listed above for Regional Planning File Data Bank.

Employment, Land Use and Assessment Data Bank (E.L.A. System) - This data bank is used to generate reports on the characteristics of various land use types. All non-residential properties are contained within and have activity and employment information that has been collected by Metropolitan Toronto Planning Department's surveys. For further information, see the "Information Systems Manual - Employment, Land Use and Assessment", August 1983 - \$9.00.

Office Data Bank - This data bank contains information on office buildings which are 900 square metres or more in Metropolitan Toronto and surrounding regions. It also contains information on proposed office buildings of the same size.

Non-Residential Land Use Data Bank (N.R.L.U.D.B.) - This data bank is made up of information on all non-residential properties in Metropolitan Toronto. The type of data available pertains to employment and employers by type, site area, gross floor area, year built, proposed development and project status. An information manual on this system and the R.L.U.D.B. (see below) is expected to be available late in 1986.

Residential Land Use Data Bank (R.L.U.D.B.) - This data bank is made up of information on all residential properties in Metropolitan Toronto. Some of the information that is available is: housing by type; population by age groups; social units; gross floor area; site area and year built.

On-Line System - This system, which will be in operation by the latter half of 1986, has combined information from the various data banks listed above and contains data on population; housing; assessment; employment; and income. It will make information quicker, easier and less costly to retrieve. For a detailed description of this system see the manual entitled "Metropolitan Toronto Information System - On-Line Component", May, 1986 - \$8.00.

Atlas of Geographical Identifiers, Metropolitan Toronto, 1986 - This atlas is an integral part of the On-Line System in that it contains maps of the geographical areas, i.e. Basic Planning Units, T.A.R.M.S. Traffic Zones. It is available at a cost of \$50.00, or \$150.00 including On-Line System.

Demographic Projection Model (TR1907) - This model is used to generate population, labour force, households and housing projections annually over the desired projection period and desired geographical area.

Traffic Zone Data Base and Model - This data base and model is made up of the following three components: Housing Structure and Occupancy Characteristics; Population and Labour Force Characteristics by Place of Residence; and Employment Category Characteristics by Place of Work. The information is stored and projected on a traffic zone basis for which there are approximately 1,200 in the Greater Toronto Area (Six Regions). For a detailed description of this system see the manual entitled "Information Systems User Manual and Traffic Zone Data Bank Model", November 1984 - \$9.00.

**RECENT PUBLISHED REPORTS OF THE
METROPOLITAN TORONTO PLANNING DEPARTMENT**

Annual Housing Report 1984, April 1985 - \$5.00

Employment Projections, A Working Paper, December 1984 - \$20.00

Employment Profile Metropolitan Toronto, 1981-1984, April 1985 - \$6.00

Information Systems Manual - Employment, Land Use and Assessment, December 1985 - \$10.00

Information Systems Users Manual - Regional Planning File and Housing Data Base, December 1983 - \$9.00

Information Systems Design and Operation Manual - Regional Planning File and Housing Data Base, June 1985 - \$12.00

Information Systems Manual - On-Line Component, May 1986 - \$10.00

Metro Cordon Count Program - 1985, December 1985 - \$10.00

Metro Facts 01, Office Space Characteristics, May 1985 - \$2.00

Metro Facts 02, Instant Response, Direct Access On-Line Information System, October 1985 - \$2.00

Metro Facts 03, Employment 1985, March 1986 - \$2.00

Metro Facts 04, Small Area Projections to 2011, Population, Housing & Employment, June 1986 - \$3.00

Network 2011 - Final Report, June 1986 - \$10.00

Official Plan for the Urban Structure: First Consolidation - \$10.00, Certified Copy \$25.00

Projection of Population and Employment by Traffic Zones in Metropolitan Toronto 1981-2011, May 1983 - \$10.00

Projections - Population, Labour Force, Households and Housing, 1981-2021, February 1984 - \$12.00

Retailing in Regional Municipalities and Metropolitan Toronto, May 1983 - \$10.00

West Metro Boundary Transportation Review, May 1986 - \$10.00